



3 High Park Road, Broadstone, Dorset, BH18 9DE



A spacious detached bungalow set on a secluded plot approaching 1/3 of an acre, situated in a highly sought after location.

- 3 double bedrooms
- 2 bath/shower rooms
- 2 reception rooms
- Newly installed garden office/lodge
- Detached double garage
- Southerly facing gardens
- Close to local schooling
- PV solar panels
- Tremendous scope for development/improvement
- Premier location

ASKING PRICE:

£750,000 (Freehold)

EPC RATING:

Band - B







Location

The property is located along High Park Road, a quiet sylvan setting made up of detached properties all spaced apart set on generous plots. It is situated within walking distance of a number of local schools and is in catchment for the grammar schools. In addition to well regarded local schooling, private schools including Castle Court, Dumpton and Canford are close by. Broadstone village centre is located less than a mile away offering a good range of shops and amenities together with a vibrant community.

Broadstone sits adjacent to large areas of protected heathland and is located to the north/west of Poole within easy reach of Poole Harbour and its famous blue flag beaches. The area is renowned for its typically mild climate and excellent recreational facilities.

Property Description

This spacious detached bungalow is ideal for those wanting generous lateral living and secluded gardens. Alternatively, given the desirable location there is also fantastic potential to improve, extend or re-develop the existing property subject to relevant planning. Whilst well maintained and presented with neutral décor it does offer an excellent 'blank canvas' for a buyer to make their own.

The accommodation briefly comprises;

An entrance porch leads into the reception hall with parquet flooring, there are three fitted cupboards, one of which is the airing cupboard housing the hot water tank. The cloakroom has a wc and wash basin.

With large windows overlooking the garden the sitting room enjoys lots of natural light. There is a door to the loggia and garden plus a fire place. An archway connects to the separate dining room.

The kitchen/breakfast room has a good range of base and eye level units with a breakfast bar, fitted oven and gas hob plus space for other appliances.



Property Description Continued

There are three double bedrooms, all of which include fitted wardrobes. Bedroom one has an en-suite shower room and sliding patio doors to the garden. The family bathroom has a three piece suite.

Outside

The property is approached by a shingle driveway providing off road parking leading to the detached garage that has an electric up and over door. There is also a second drop kerb where access could be widened giving access to a hard standing area for a caravan or trailer.

The recently installed garden lodge is of high quality with UPVC double glazed windows and sliding doors. The insulated lodge is ideal for a home office/gym/garden room and has both internal and external lighting together with heating/air conditioning.

The gardens are a particular feature of the property. To the front are mature planted borders giving good natural screening from the road. To the side is a generous patio terrace with external access to the conservatory.

Along the rear of the property is a raised patio terrace and loggia providing a covered seating area. The majority of the rear gardens are laid to lawn bound by mature borders giving a good degree of seclusion.

Additional information

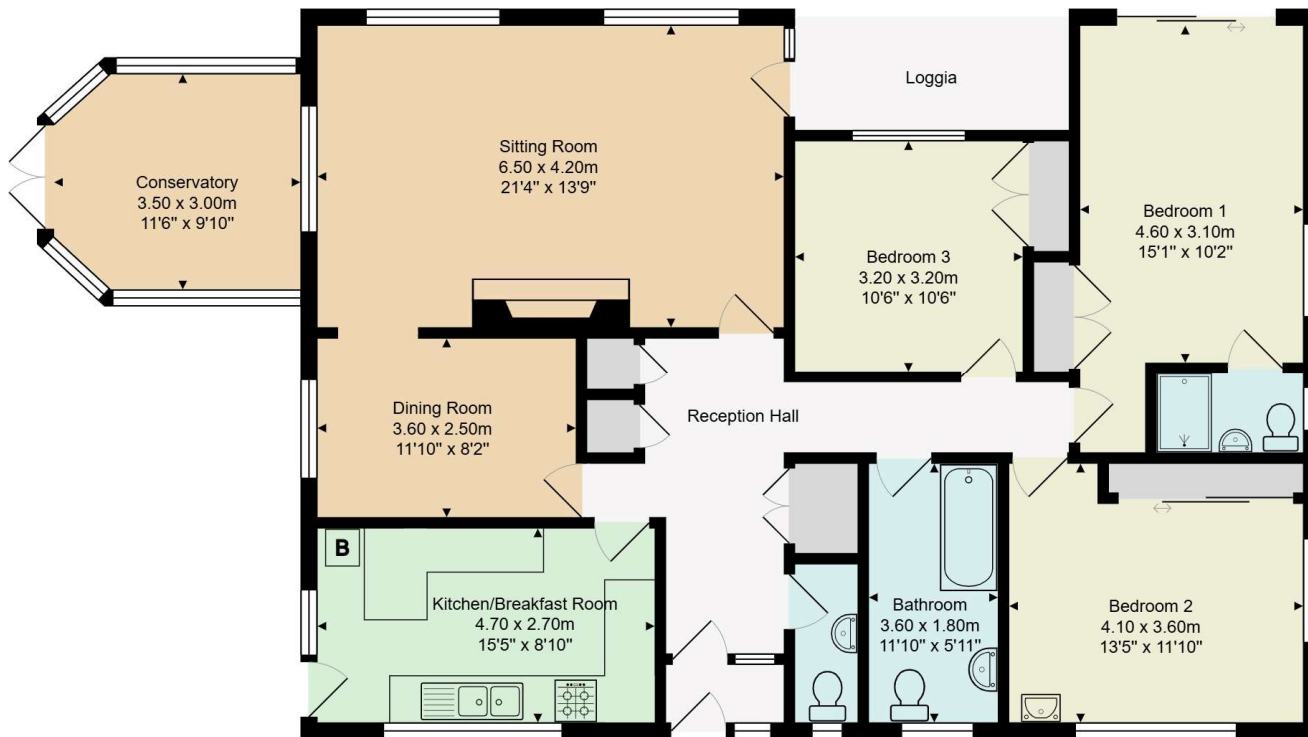
Council tax band – F

Services – mains services

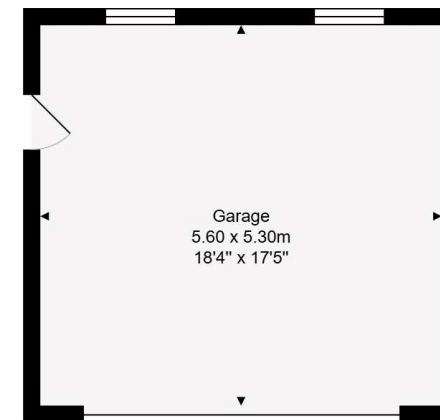
Predicted broadband up to – Ultrafast 1000Mbps



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



Area approx: 126.0 m² ... 1356 ft²



Area approx: 29.7 m² ... 320 ft²



Area approx: 18.0 m² ... 194 ft²

Total Area approx: 191.8 m² ... 2064 ft²

All measurements are approximate and for display purposes only.

For more information or to arrange a viewing please contact us;

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