



10 Brookdale Close, Broadstone BH18 9AA

Situated in a sought after location within a moment's walk of the centre of Broadstone is this excellently presented and extended three bedroom bungalow with superbly planted and landscaped gardens which have appeared on Gardeners World and have been opened to the public on the National Garden scheme.

EPC: TBC Council Tax Band: E Price: £575,000 Freehold

 **3**  **2**  **1**





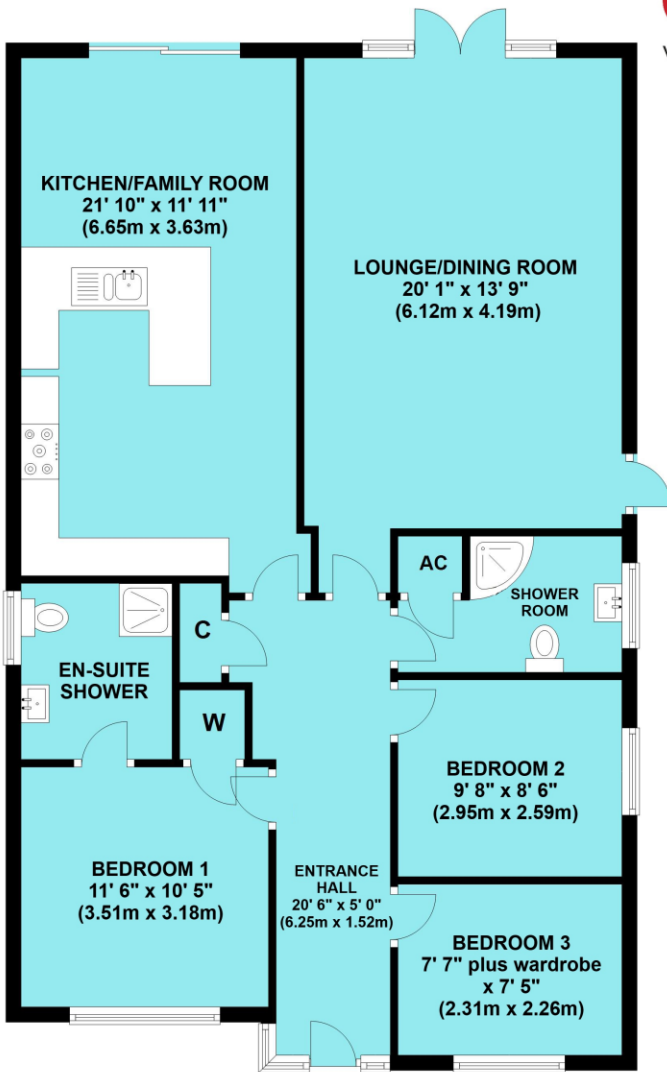
Key Features

- THREE BEDROOM DETACHED BUNGALOW
- EN-SUITE SHOWER ROOM
- GENEROUS RECEPTION HALL
- FURTHER SEPARATE SHOWER ROOM
- LOUNGE/DINING ROOM
- GARAGE
- REAR ASPECT KITCHEN/FAMILY ROOM
- BEAUTIFULLY LANDSCAPED GARDENS
- FAMILY AREA WITH CONTEMPORARY LOG BURNER
- GAS CENTRAL HEATING & DOUBLE GLAZING

The Property

This well presented contemporary style bungalow is located at the head of a quiet close yet within a moment's walk to the centre of Broadstone. On entering the bungalow there is a generous reception hall with wood veneer floor and vaulted ceiling with inset down lighting, which leads to a spacious lounge/dining room overlooking the rear gardens. Also enjoying a rear aspect is the generous kitchen/family with contemporary log burner, roof lantern and patio doors. Located to the front section of the bungalow is the master bedroom with vaulted ceiling and bow window with en-suite shower room, two further bedrooms and the main shower room.

To the front of the property a block paved driveway provides ample off road parking and leads to the garage. A covered walk way leads between the garage and the bungalow to an attractive courtyard style of garden which in turn opens to the rear gardens. Running across the full width of the bungalow is a paved patio which then opens to an area of lawn with borders stocked with numerous specimen plants and shrubs. There is a covered trellis walkway with climbing plants, an ornamental pond with waterfall, a summerhouse and raised rear deck. Also located within the garden is a greenhouse, a large covered storage area. The garden being fully enclosed by timber panelled fencing and having a rear gate access providing a direct pathway to the centre of Broadstone.



Total area: approx. 100.0 sq. metres (1076.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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