



3 Mead Close
Broadstone, BH18 8HQ



A beautifully presented and spacious 3 double bedroom detached bungalow, quietly tucked away in a cul-de-sac location in Broadstone. This well-maintained home offers a blend of comfort, modern living, and generous outside space

- Particularly well presented throughout
- 3 double bedrooms
- En-suite cloakroom
- Modern 4 piece shower room
- Open plan kitchen/dining/conservatory
- Driveway parking
- Garage
- Generous garden, approx. 0.2 acre plot
- Garden BBQ hut & hot tub
- PV solar panels
- Modern kitchen with fitted appliances
- Sellers suited

ASKING PRICE:

£575,000 (Freehold)

EPC RATING:

Band - tbc







Location

The property is situated at the end of a quiet cul-de-sac located less than one mile from Broadstone centre. Broadstone has a thriving high street, known locally as the Broadway offering a good selection of independent shops, cafes and restaurants together with national chains such as Costa and M&S food hall.

Property Description

Internally, the property has been thoughtfully updated in recent years, including a stylish contemporary kitchen and a modern shower room. The layout flows well, with generous room sizes, a welcoming entrance hall, and bright, airy living spaces throughout. The elevated plot provides some far reaching views.

The accommodation briefly comprises;

A reception hall with access to the loft space and a fitted double cupboard housing the gas fired boiler and hot water cylinder.

The L shape sitting dining room has a dual aspect with bow windows and a feature fireplace.

The modern kitchen enjoys an open plan layout connected to the conservatory which is currently used as a dining and living area. The kitchen itself comprises a good range of base and eye level units with fitted Bosch appliances including a fridge freezer, double oven, plate warmer, induction hob and dishwasher plus a fitted washing machine.

There are 3 double bedrooms, bedroom 1 includes an en suite cloakroom with a WC and wash basin. The shower room is fully tiled, there is a built-in vanity unit with twin wash hand basins, WC and a large walk in shower.

Outside

The property is approached there a brick paved driveway providing parking for several vehicles and access to the detached garage which was built approximately 10/ 11 years ago.

The garden is a particular feature of the property, at the rear of the property is a raised paved patio, a generous lawned garden together with a timber summer house, a BBQ Hut and a hot tub under a gazebo.

To the side of the property is a further area of garden laid to shingle and paving where there is a shed, greenhouse and patio.

Additional Information

Council tax band: D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	83
39	E		
	F		
1-38	G		

All measurements are approximate and for display purposes only.

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 full for efficient 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.



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

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