



## 84 Northbrook Road, Broadstone BH18 8HE

Located in this quiet and established area is this three bedroom detached bungalow situated on a generous corner plot with ample parking and garage.

**EPC: 69 Council Tax Band: D Price: £440,000 Freehold**

 **3**  **1**  **1**





## Key Features

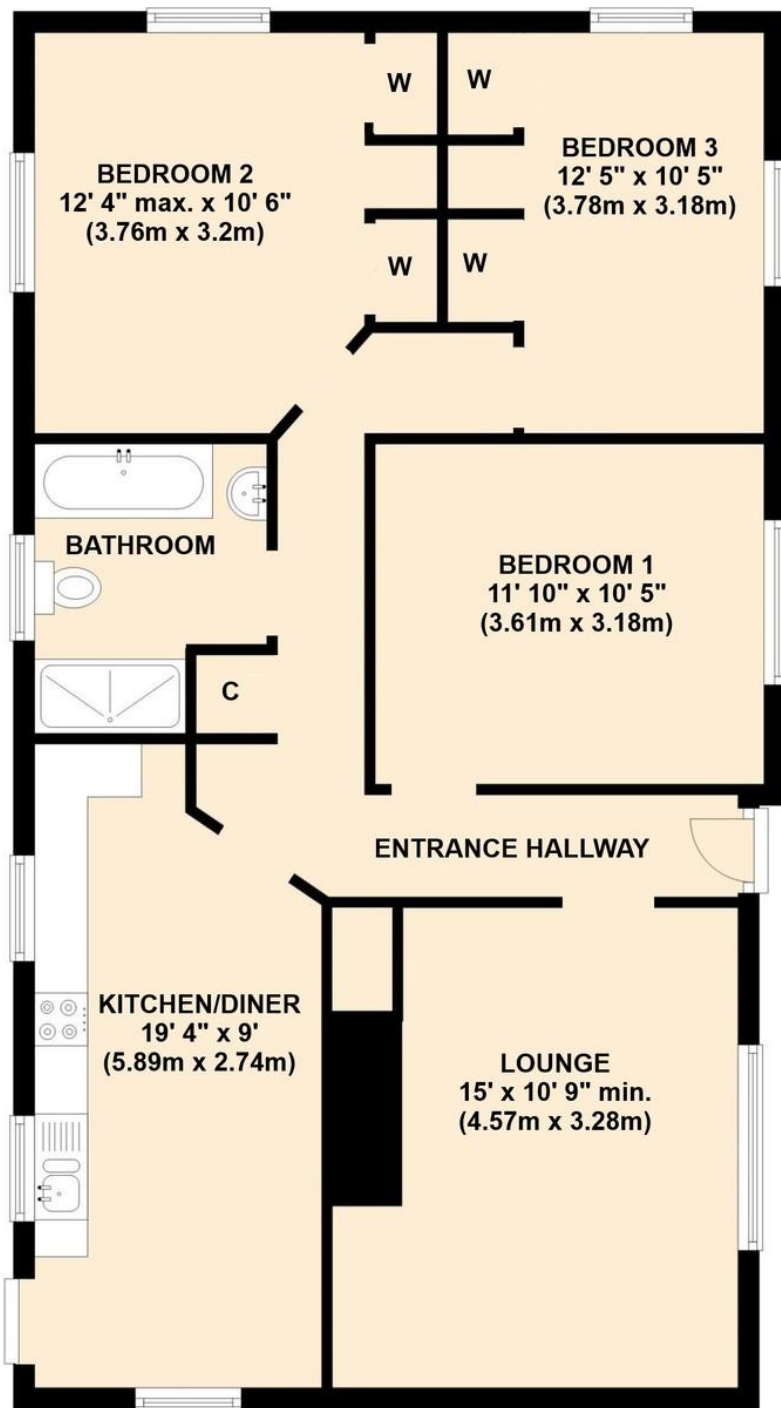
- UPVC DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- LOUNGE WITH LOG BURNER
- CONTEMPORARY KITCHEN/DINING ROOM
- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM WITH BATH & SHOWER CUBICLE
- GOOD SIZE MATURE GARDEN
- SECLUDED PATIO AREA
- AMPLE OFF ROAD PARKING WITH GARAGE & STORE
- CLOSE PROXIMITY TO THE TRAILWAY LEADING TO BROADSTONE & UPTON

## The Property

This detached bungalow is situated in a peaceful and established residential about half a mile away from the centre of Broadstone. The property benefits from gas fired central heating and UPVC double glazing.

The accommodation comprises of a reception hall, a cosy lounge with log burner, a good size kitchen/dining room with dual aspect windows. There are then three double bedrooms and a good size family bathroom with bath and separate shower cubicle.

The mature gardens extend to both the front and sides of the property and have been predominantly laid to lawn. One section of the garden has raised vegetable beds and a pergola style archway leads to the opposite side of the bungalow where there is a generous expanse of lawn with mature fruit trees and a secluded patio area. To the rear of the bungalow there is a brick edged tarmac driveway, with double gates opening to a further section of the driveway and in turn the garage with a substantial store to the rear.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epcau.com		

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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