

**64 Lancaster Drive, Broadstone,
BH18 9EL**

**£409,950
Freehold**



An excellently presented detached bungalow enjoying an elevated position in an established residential location. The property benefits from gas fired heating with radiators and UPVC double glazing, a particular feature of the bungalow is the generous reception hall, a well appointed kitchen/breakfast room and a conservatory which enjoys an outlook over the attractive rear garden. The master bedroom enjoys a good size en-suite shower room, there is also a family bathroom and to the first floor a loft room. A resin driveway provides off road parking and leads to the larger than average garage. The property is situated within easy reach of popular schooling for all age groups, and a bus stop is located closeby providing access to Broadstone, Poole and Wimborne.

RESIN PATHWAY With wrought iron balustrading leads to:

COVERED ENTRANCE PORCH With tiled step and glazed side screen, contemporary composite front door leads to:

GENEROUS RECEPTION HALL 22' 8" x 5' 0" (6.91m x 1.52m) With telephone connection point, radiator, storage cupboard, linen cupboard concealing the modern Ideal combination boiler serving the heating and domestic hot water supply

LOUNGE 15' 11" x 10' 10" (4.85m x 3.3m) Coved smooth plastered ceiling, two windows to the side aspect, picture window to front aspect enjoying an elevated outlook, radiator, TV aerial connection, ornamental fireplace with marble hearth and surround fitted with living flame gas fire, double doors accessing the kitchen/breakfast room, light dimmer control switch

KITCHEN/BREAKFAST ROOM 15' 11" x 10' 11" max narrowing to 8'4" (4.85m x 3.33m) A range of Wren medium oak style units with Franke one and a half bowl single drainer sink unit with centre mixer tap, adjacent granite effect worktop surfaces with a range of drawers and base storage cupboards below and eye level wall mounted units over with underlighting, integrated Bosch five burner gas hob with tiled splashback and Bosch stainless steel extractor canopy above, integrated eye level Bosch double oven with space to the side suitable for an upright fridge/freezer, space and plumbing for both an automatic washing machine and dishwasher, further worktop surface with cupboard above and below and wine rack, breakfast bar, coved smooth plastered ceiling, two windows to the side aspect, window overlooking rear garden, radiator, UPVC double glazed door accessing the rear garden

BEDROOM 1 11' 11" x 10' 11" (3.63m x 3.33m) Coved smooth plastered ceiling, radiator, window to front aspect with elevated view, built in sliding door wardrobe units with pelmet lighting

EN-SUITE SHOWER ROOM Of a good size and comprising of a fully tiled double shower cubicle with Mira shower controls and attachment, inset wash hand basin with cabinet below, WC, coved ceiling with inset downlighting, extractor fan, partly tiled walls, radiator, window

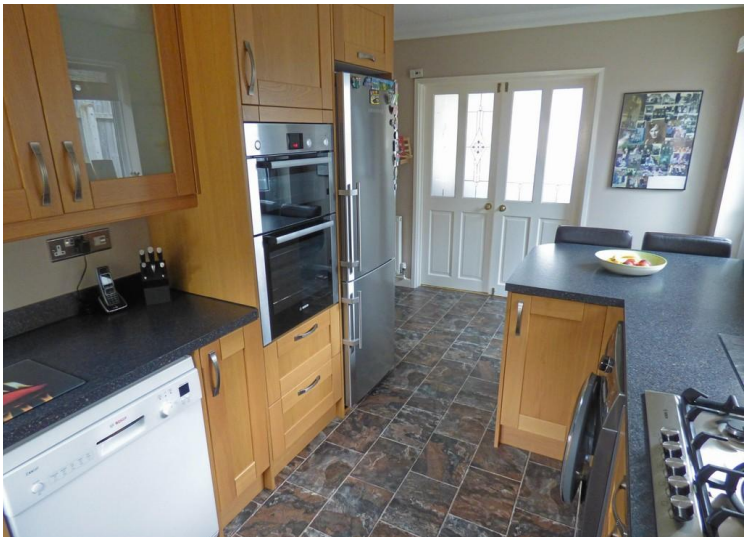
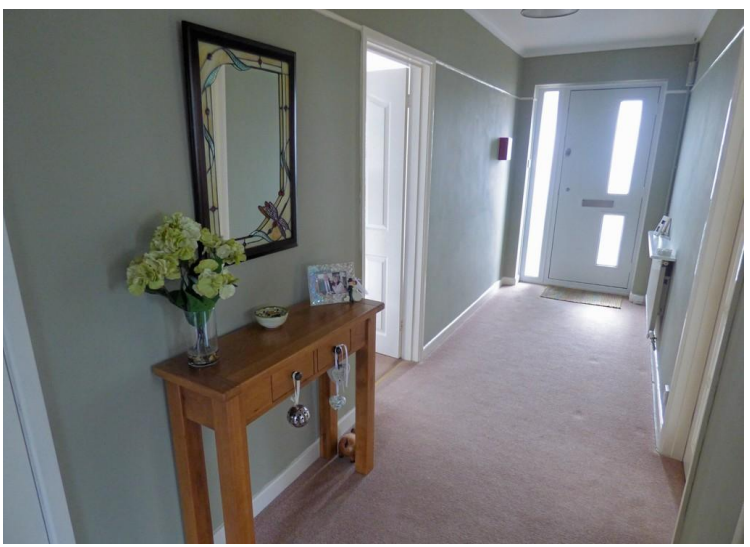
BEDROOM 2 10' 11" x 9' 9" (3.33m x 2.97m) Coved ceiling, radiator, light dimmer control switch and is currently used as the dining room, UPVC double glazed doors lead to:

CONSERVATORY 9' 9" x 8' 10" (2.97m x 2.69m) Constructed with a brick plinth and then UPVC double glazed windows with a double glazed roof, radiator, two wall light points, TV aerial connection, UPVC French doors leading to the patio and rear garden

BATHROOM White suite comprising panel enclosed bath with Victorian style centre mixer tap and hand held shower attachment, pedestal wash hand basin and WC, radiator, two windows

FROM THE SECOND BEDROOM AN ARCHWAY LEADS TO:

STAIRCASE With window to side aspect, and accesses:



LOFT ROOM 13' 9" x 13' 4" plus dormer (4.19m x 4.06m)
Velux windows to both side aspects, window to rear aspect overlooking the back garden, radiator, access to eaves storage space

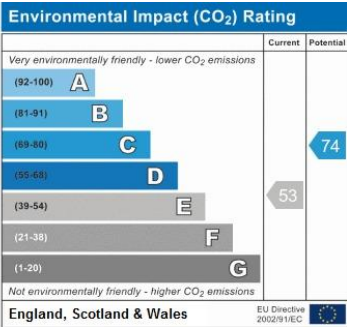
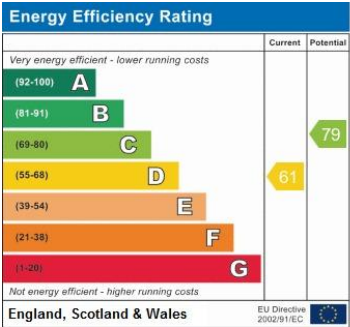
OUTSIDE - FRONT To the front of the property there is a low wall, a resin driveway providing off road parking leads to the INTEGRAL GARAGE which is fitted with an up and over door, the garage has power and light and is of a generous size. The front garden has been divided predominantly into two areas, there is a well stocked deep shrub border stocked with a number of specimen plants, which then leads to an area of lawn punctuated by further shrubs. A resin pathway with balustrading leads to the front door and in turn the side of the property where there is a garden gate, a paved pathway then leads to:

OUTSIDE - REAR Directly to the back of the property there is a paved patio with water tap, two steps then lead up to an area of lawn with flower borders and behind this there is a retaining wall with a Purbeck stone rockery with shrubs and heathers. A pathway then leads to the top section of the garden where there is a further area of lawn and paved patio area partially enclosed by timber panelled fencing and from this patio there are far reaching views over Broadstone to Poole in the distance. Also located at the top of the garden is a substantial Keter garden store. The rear garden is enclosed predominantly by panelled fencing and there is a large degree of privacy.

COUNCIL TAX BAND 'D' This information has been supplied by Poole Borough, and we would suggest you verify this information prior to purchase.

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Towngate House, 2-8 Parkstone Road, Poole BH15 2PW | T 01202 660900 | E poole@wilsonthomas.co.uk
 5 Bournemouth Road, Lower Parkstone, Poole BH14 OEF | T 01202 717771 | E lowerparkstone@wilsonthomas.co.uk
 219 Lower Blandford Road, Broadstone, Poole BH18 8DN | T 01202 691122 | E broadstone@wilsonthomas.co.uk
www.wilsonthomas.co.uk