

3 Beacon Way, Broadstone, BH18 9JJ

**£439,950
Freehold**



A three bedroom detached bungalow situated in a very sought after location within a moments walk of Upton Heath. The property is situated on a generous plot with a good size driveway and front and rear gardens. There is gas fired heating with radiators and UPVC double glazing, and the addition of a conservatory to the rear provides a dining area. Within the location a number of the properties have been extended to the ground and first floor and, subject to the usual planning permissions, there would be scope to extend if required. The bungalow is situated in popular school catchment areas, including both the Boys' and Girls' Grammar School and local amenities on the high street of Broadstone are approximately a mile distant and there is a nearby bus service if required.

UPVC DOUBLE GLAZED ENTRANCE PORCH With tiled floor and light

UPVC DOUBLE GLAZED INTERNAL DOOR With matching side screen leads to:

RECEPTION HALL Coved ceiling, wall mounted heating thermostat control, radiator, airing cupboard housing the pre-insulated hot water cylinder with fitted immersion and cupboard over, loft hatch with sliding ladder gives access to the partly boarded roof space

LOUNGE 14' 11" x 11' 11" (4.55m x 3.63m) Coved ceiling, windows to front and side aspect, patio doors leading to conservatory, TV aerial connection, wall light point, contemporary wall mounted electric fire

KITCHEN 11' 5" x 9' 6" (3.48m x 2.9m) Range of units comprising of single bowl single drainer sink unit with adjacent roll top worksurfaces with a range of drawers and base storage cupboards below and eye level wall mounted units over, space for automatic washing machine, adjacent space for range style cooker with extractor canopy above. To the other side of the kitchen is a matching worktop surface with cupboards below and wall mounted units over, space for fridge/freezer, coved ceiling, partly tiled walls, window, UPVC double glazed door to:

CONSERVATORY 21' 6" x 8' 3" narrowing to 5'7" (6.55m x 2.51m) Constructed in UPVC with a polycarbonate roof, radiator, power and light available, French door and single door to rear garden

BEDROOM 1 12' 0" upto fitted wadroses x 9' 10" (3.66m x 3m) Dual aspect windows, coved ceiling, radiator, running across the full width of the room is a range of floor to ceiling sliding door wardrobe unit

BEDROOM 2 10' 0" x 9' 10" (3.05m x 3m) Coved ceiling, radiator, window to side aspect, built in floor to ceiling sliding door wardrobe unit

BEDROOM 3 9' 5" x 9' 0" (2.87m x 2.74m) Coved ceiling, radiator, window overlooking rear garden, built in mirror fronted sliding door wardrobe unit

BATHROOM Modern white suite comprising of tile enclosed bath with centre mixer tap and wall mounted shower attachment, wash hand basin with cabinet below, WC with concealed cistern, coved ceiling, two windows, partly tiled walls, heated towel rail, granite effect flooring

OUTSIDE - FRONT To the front of the property there are two sections with lawn divided by a wide gravel driveway providing off road parking for a number of vehicles, outside light point. The driveway continues to the right hand side of the property and to the **DETACHED SINGLE GARAGE** fitted with an up and over door. Access to the rear garden can be gained to either side of the bungalow

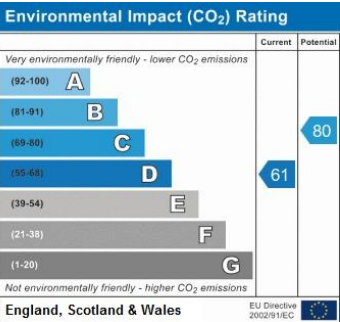
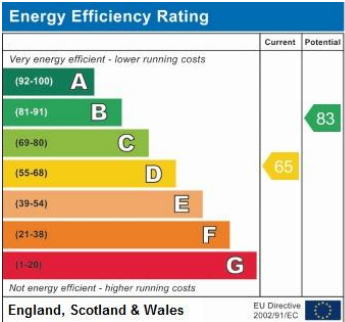


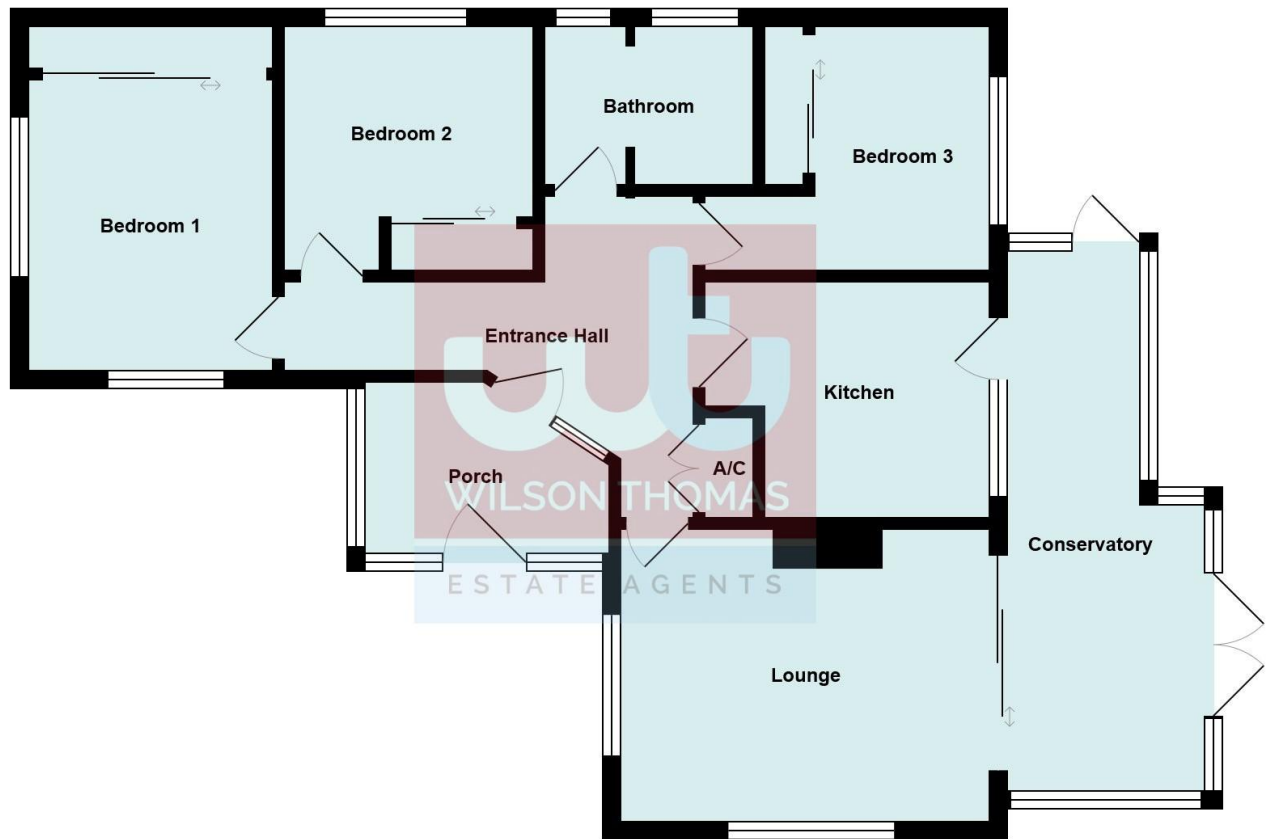
OUTSIDE - REAR Running across the full width of the bungalow is a paved patio area which then leads to an area of lawn punctuated by borders and enclosed by timber panelled fencing. There is space suitable for a garden shed and to the rear corner there is a raised timber deck with decorative chrome balustrading and an outside light.

COUNCIL TAX BAND 'D' This information has been supplied by East Dorset District Council, and we would suggest you verify this information prior to purchase.

Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Ref: 13268





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