

**54 Fairview Drive, Broadstone,
BH18 9AP**

**£415,000
Freehold**



We are delighted to be instructed in the sale of this excellent well presented two double bed roomed detached bungalow, set on the highly sort after Fairview Drive, with the benefit of an excellent secluded rear garden and private access to the Castleman Trailway. The property has UPVC double glazing, gas fired central heating, en-suite bathroom to the master bedroom, excellent lounge/dining room, well fitted kitchen/breakfast room, separate shower room and an integral garage. Our client is offering relatively straight forward early possession with no chain, to ensure that the fortunate purchaser is able to move within the stamp duty holiday.

ENTRANCE VIA:

COVERED PORCH

Decorative UPVC double glazed door with a double glazed side panel leads to the:

ENTRANCE HALL

Cupboard housing the wall mounted Worcester gas boiler, access via ladder to part boarded loft space with light, obscure glazed window from the hallway to the lounge, radiator. Doors off to:

EXCELLENT LOUNGE / DINING ROOM

17' 10" x 12' 2" (5.44m x 3.71m) Two radiators, power points, T.V point, wall mounted Dimplex electric fire. Delightful dual aspect with windows to the side and front elevations.



KITCHEN/BREAKFAST ROOM

14' 6" x 9' (4.42m x 2.74m) Range of wall and floor mounted units with fitted work surfaces and part tiled walls, inset stainless steel one and a half bowl sink unit, plumbing for washing machine, space for fridge/freezer, integrated NEFF double oven, integrated Cooke & Lewis induction hob, radiator, window to the front elevation and a window overlooking a delightful rear garden, double glazed door to the side of the property.



MASTER BEDROOM

14' x 11' (4.27m x 3.35m) excluding recess Extensive range of fitted furniture to include wardrobes and a chest of drawers, window overlooking the rear garden, radiator. Door to:



EN-SUITE BATHROOM

Suite comprising panelled bath, close coupled w.c, pedestal wash hand basin, heated towel rail, wall mounted glazed cabinet with light, fully tiled walls, window to the side elevation.

BEDROOM TWO

10' 10" x 9' (3.3m x 2.74m) Radiator, window overlooking the rear garden.



SHOWER ROOM

Suite comprising a walk-in over sized shower with wall mounted thermostatically controlled shower, pedestal wash hand basin, close coupled w.c, shaver point, cabinet with mirror, heated towel rail, fully tiled walls.

OUTSIDE - FRONT

The garden is open plan, having a shaped artificial lawned area with shrubs. A resin driveway provides useful of road parking, whilst a block pavia driveway leads to the:

INTEGRAL GARAGE

16' 5" x 8' 7" (5m x 2.62m) With an up and over door, light and power.

There is access on both sides of the bungalow to the:

GOOD SIZED, EAST FACING, SECLUDED REAR GARDEN

Which comprises a level lawned area bordered by mature conifer hedging and timber panelled fencing. There is an extensive patio and BBQ area, outside tap and a timber garden store. Of particular note is the paved pathway, which leads to the rear boundary, where a gap in the hedge and a secure gate gives private access to the Castleman Trailway and of course easy access to Broadstone's various shops and amenities.

COUNCIL TAX BAND 'D'

This information has been supplied by BCP Council, and we would suggest you verify this information prior to purchase.

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Ref: 14055

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9390-2818-1000-2500-7021>





Total area: approx. 87.5 sq. metres (942.1 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.

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