

16 Barn Road, Broadstone, BH18 8NH

**£525,000
Freehold**



A superbly extended and modernised three bedroom detached bungalow situated in this sought after location of Broadstone. The property benefits from gas fired heating with radiators and UPVC double glazing with UPVC fascias and soffits, all of the internal doors are now oak veneer giving a high quality feel, and a particular feature of the property is the well appointed kitchen which opens into an open plan dining living area with vaulted ceiling returning to a sitting room. The master bedroom has a generous en-suite and there are two further bedrooms overlooking the front garden. There is off road parking for a number of vehicles leading to the garage and the rear garden enjoys a sunny aspect. The property is within walking distance to the centre of Broadstone and only moments away from Broadstone Recreation Ground with excellent dog walking.

UPVC DOUBLE GLAZED FRONT DOOR With side screen and outside light leads to:

RECEPTION HALL Smooth plastered coved ceiling with inset downlighting, radiator, cupboard concealing the Vaillant combination boiler serving the heating and domestic hot water supply, tile effect flooring and a loft hatch gives access to the roof space

LOUNGE/KITCHEN/DINING AREA 30' 8" x 19' 10" overall (9.35m x 6.05m)

LOUNGE 21' x 11' 7" (6.4m x 3.53m) Smooth plastered ceiling with window to front aspect, two radiators, space for wall mounted TV with TV aerial connection point, the lounge then opens through to:

DINING/SITTING AREA With vaulted ceiling, there are two radiators, windows to side aspect, modular tile effect flooring and bi-fold doors open to the raised composite deck enjoying an outlook over the southerly facing rear garden. The sitting dining area then returns to the kitchen

KITCHEN AREA 10' 2" x 9' 8" (3.1m x 2.95m) A range of contemporary units with quartz worktops with inset Villeroy and Boch sink with centre mixer tap, a range of soft close drawers and base storage cupboards below and eye level wall mounted units over, integrated washing machine and dishwasher. To the opposite side of the kitchen is a range of matching units with a Neff five ring induction hob with Neff extractor canopy above, range of eye level wall mounted units and base storage cupboards and drawers below, built in Neff double oven with cupboard above and below, one of which is a combination microwave oven, adjacent integrated fridge and freezer, smooth plastered ceiling with inset downlighting and continuation of the modular flooring

BEDROOM 1 13' 2" x 10' 3" (4.01m x 3.12m) Coved smooth plastered ceiling, radiator, UPVC French doors open to the composite decking

EN-SUITE SHOWER ROOM 7' 4" x 7' 4" (2.24m x 2.24m) Comprising of walk in double shower cubicle with tiled surround, wall mounted shower controls, glazed shower screen, wall mounted wash hand basin, WC, chrome heated towel rail, extractor fan, smooth plastered ceiling with inset downlighting, window

BEDROOM 2 10' 4" x 10' 3" (3.15m x 3.12m) Coved smooth plastered ceiling, radiator, window to front aspect

BEDROOM 3 10' 5" x 7' 6" (3.18m x 2.29m) Coved smooth plastered ceiling, radiator, window to front aspect, tile effect flooring

BATHROOM Contemporary white suite comprising of panel enclosed bath with digital bath controls, inset sink with centre mixer tap with storage below, WC with concealed cistern, smooth plastered ceiling with inset downlighting with sensor, chrome heated towel rail, fully tiled walls and wood effect ceramic tiled floor



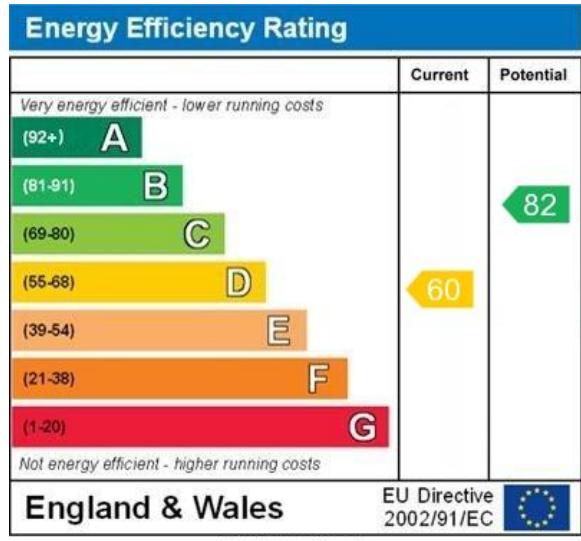
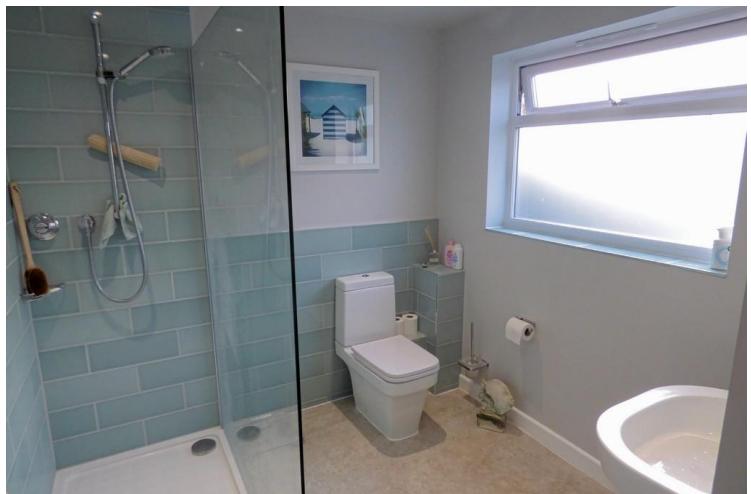
OUTSIDE - FRONT To the front of the property there is a low brick wall with laurel hedgerow with a neatly kept raised lawn enclosed by timber sleepers. An area of block paving then opens onto a chipped driveway providing off road parking and the remainder of the garden has been laid to block paving with a raised sleeper bed. To the side of the property there is GARAGE fitted with an up and over door and a wrought iron gate and pathway gives access to:

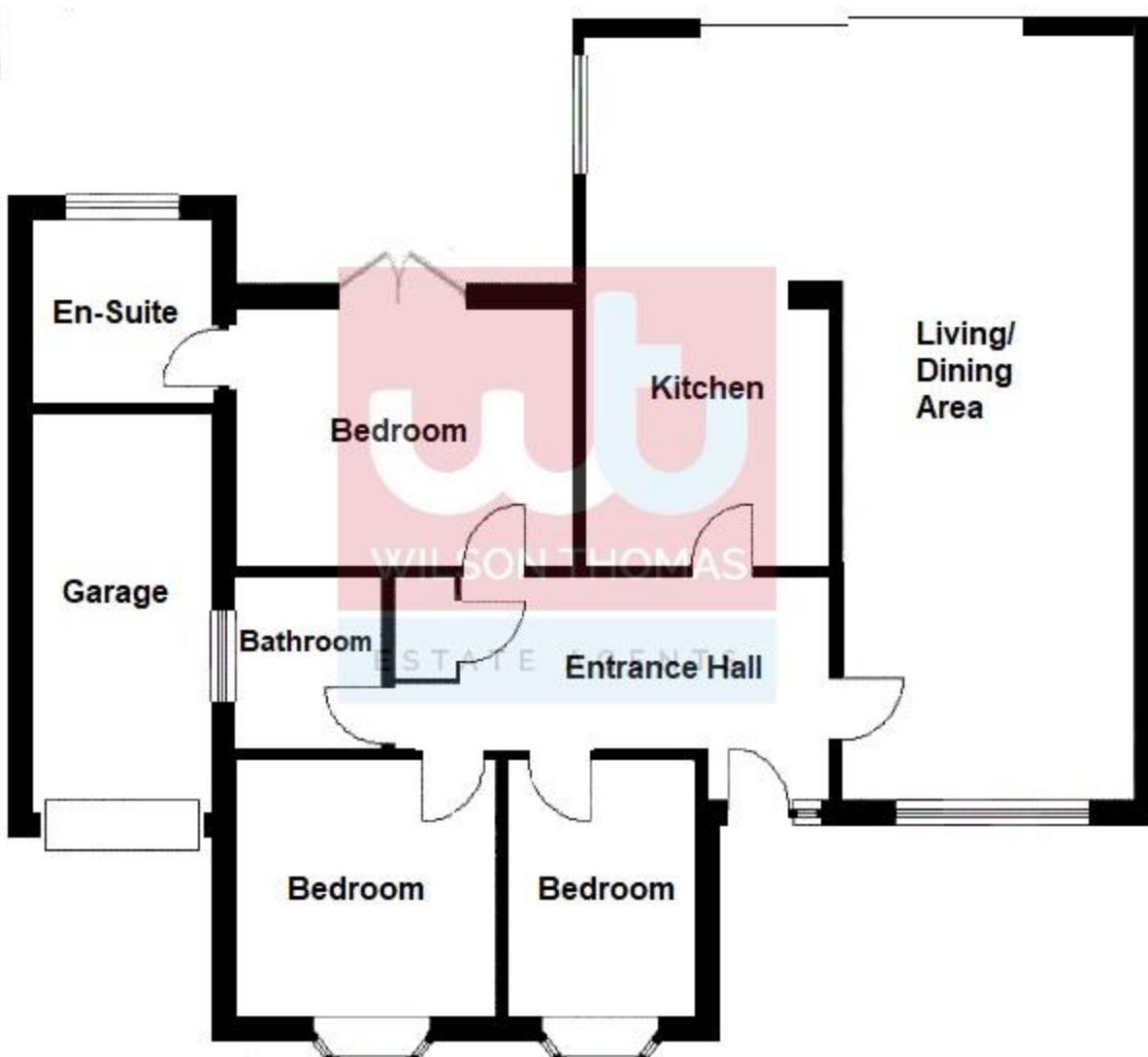
OUTSIDE - REAR Running across the full width of the property is a raised composite deck enclosed by balustrading, there is a power supply and lighting. Steps then lead down to the manicured lawn with well stocked and shaped flower and shrub borders. To the rear of the garden is a substantial clad shed and workshop and the garden is fully enclosed by fencing and matured hedgerows enjoying a large degree of privacy.

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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