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WITCHAMPTON ROAD

BROADSTONE, BH18 8HY



GUIDE PRICE £550,000

- **DETACHED THREE BEDROOM BUNGALOW**
- **LOUNGE/DINING ROOM WITH FITTED WOODBURNER**
- **WELL APPOINTED KITCHEN CONTEMPORARY STYLE KITCHEN**
- **FULLY TILED MODERN BATHROOM**
- **CONSERVATORY**
- **DETACHED GARAGE AND DRIVEWAY PARKING**
- **WELL MAINTAINED GARDENS**
- **POPULAR AND CONVENIENT LOCATION**

This three bedroom detached family home is set within a generous and well maintained plot with detached garage and ample off road parking for vehicles and caravan/boat.

Accommodation is beautifully presented throughout and includes a well proportioned lounge/dining room with a fitted woodburner. The kitchen is fitted with a range of contemporary white high gloss base and wall units including a full range of integrated appliances, further complemented by quartz worktops and tiled floors throughout. There is a door leading to outside as well as access to a generously sized conservatory overlooking the rear garden.

The three bedrooms are all doubles - the master bedroom enjoys a rear aspect and a good



selection of fitted wardrobes and bedroom three is currently utilised as a study. In the hallway there is a double door storage cupboard and access to a cloakroom as well as the stylishly appointed, fully tiled bathroom which has a shower above the bath, semi-concealed WC and vanity wash hand basin.

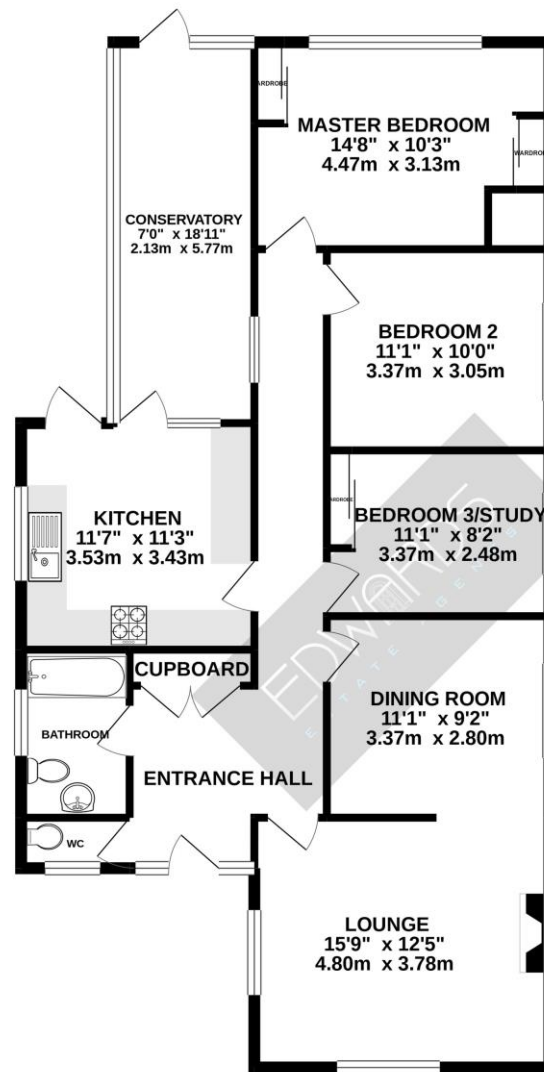
The property has 8 solar panels(owned by the current occupant and transferrable to the new buyer) which generate an annual revenue of £850 and the boiler, heating and alarm system were all fitted 2 years ago (with guarantee).

Outside the gardens are a notable feature - beautifully landscaped and maintained to front and rear with driveway along the side boundary leading to a detached garage to the rear with additional parking to the eastern elevation to accommodate a caravan/motorhome or boat. Borders are established and well stocked with lawns to the front and rear as well as a vegetable plot and paving surrounding the property. A summerhouse is set towards the rear boundary with an adjoining patio area, ideal for relaxation and entertaining. Privacy fencing to all boundaries ensures a good degree of privacy.

EPC: C



GROUND FLOOR
1131 sq.ft. (105.1 sq.m.) approx.



TOTAL FLOOR AREA : 1131 sq.ft. (105.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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