



40 Redshank Close, Creekmoor BH17 7YD

A rarely available two double bedroom detached bungalow forming part of this popular cul-de-sac development just over one mile from Broadstone high street. Offered for sale with No Forward Chain.

EPC: TBC **Council Tax Band:** C **Price:** £365,000 Freehold







Key Features

- TWO DOUBLE BEDROOMS
- LOUNGE/DINING ROOM OVERLOOKING REAR GARDEN
- KITCHEN
- TILED BATHROOM
- OFF ROAD PARKING FOR SEVERAL CARS
- DETACHED GARAGE
- SOUTH WESTERLY FACING REAR GARDEN
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- POPULAR LOCATION ADJOINING AN AREA OF LIGHT WOODLAND

The Property

Upon entering the bungalow, there is an entrance hall which serves all principal rooms. Within the hallway there is an airing cupboard together with an access hatch to the loft space. The lounge/dining room has a picture window overlooking the rear garden, whilst adjacent, there is a fitted kitchen with a fitted cooker. There is a serviced wall mounted Glow Worm gas boiler.

Two double bedrooms each overlook the front of the property, which is located just off a private drive. There is a tiled bathroom with shower bath and Mira wall mounted shower.

Once outside, there is a long driveway providing parking for several cars, which in turn leads to the detached garage. The garden is of a good size having the benefit of a full width patio/bbq area, together with level lawned area bordered by close boarded timber panelled fencing. To the rear of the plot is a further hardstanding area. The garden adjoins an area of light woodland, within which is a local trailway. The garden enjoys a pleasant south westerly aspect. Outside electric and water supply.

SPACE FOR FLOOR PLAN & EPC GRAPH

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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