

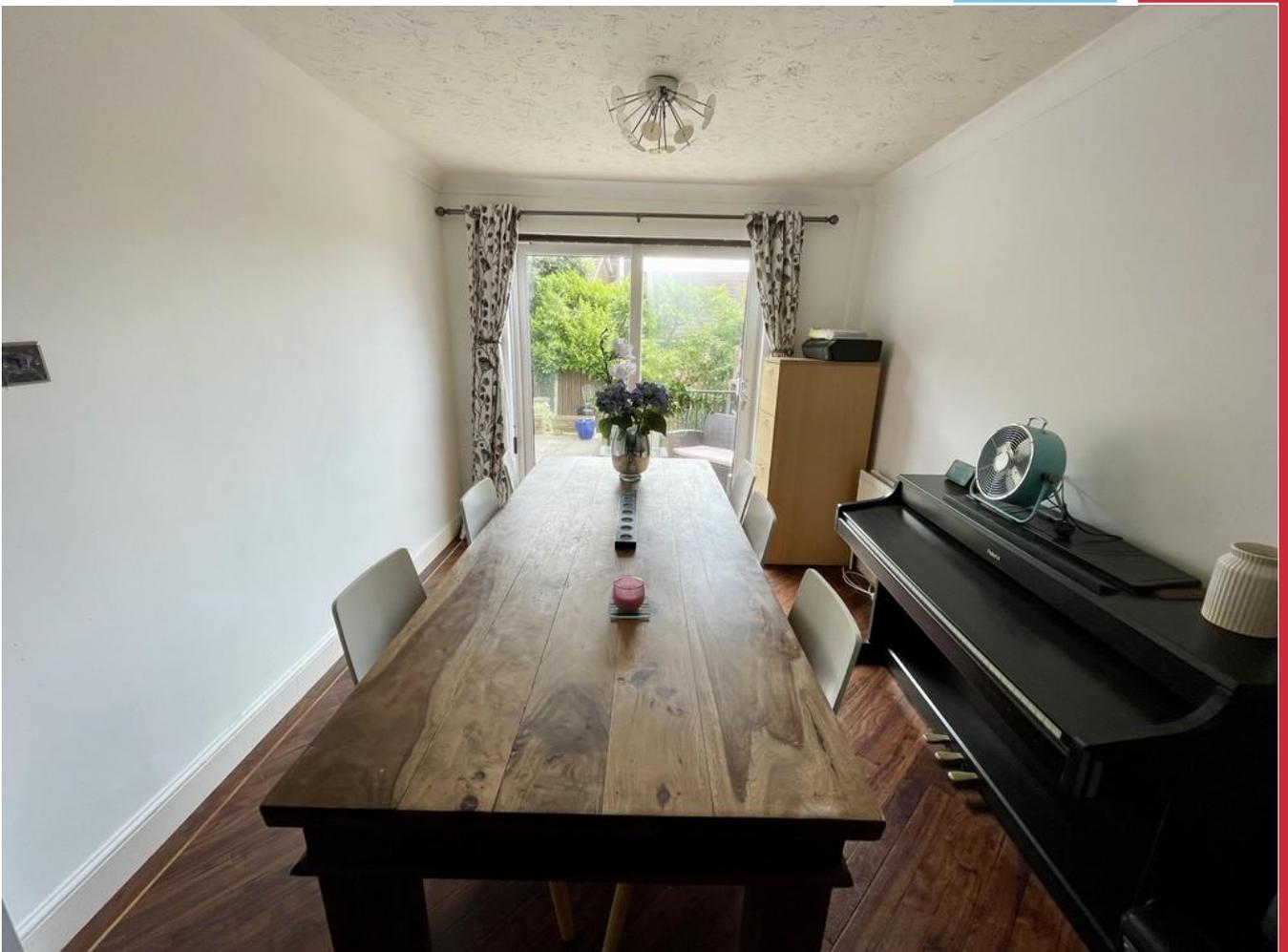


55 Sundew Road, Broadstone BH18 9NX

The opportunity to acquire a three bedroom detached family home set on this ever popular development within the favoured schools catchment area, benefiting from a south facing rear garden. Offered for sale with No Forward Chain.

EPC: 73 Council Tax Band: D Price: OIEO £415,000 Freehold

 **3**  **2**  **1**





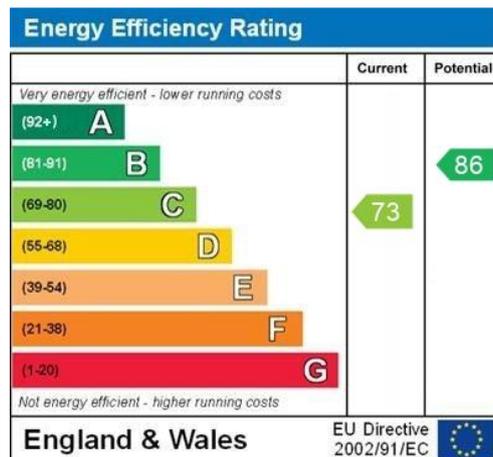
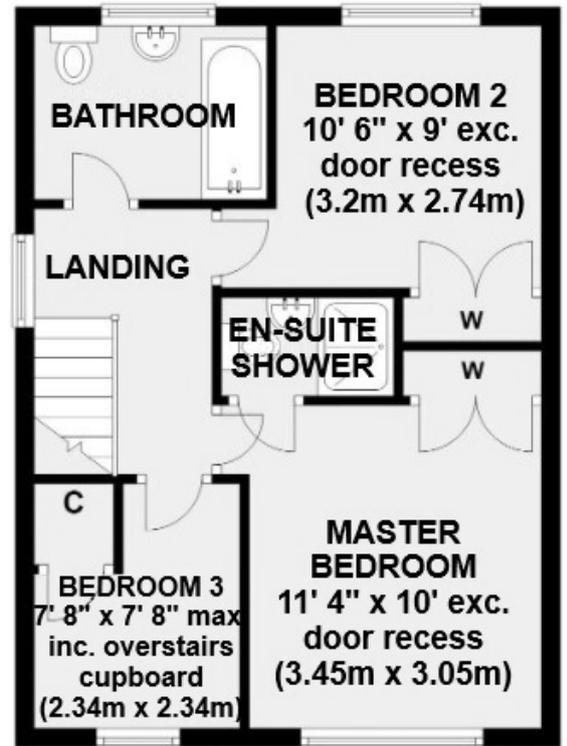
Key Features

- THREE BEDROOM DETACHED FAMILY HOME
- SOUTH FACING REAR GARDEN
- LOUNGE WITH ARCHWAY TO DINING ROOM
- OFF ROAD PARKING
- KITCHEN OVERLOOKING THE REAR GARDEN
- ATTACHED GARAGE
- BUILT IN WARDROBES TO TWO BEDROOMS
- ELECTRIC CAR CHARGING POINT
- FAMILY BATHROOM
- NO FORWARD CHAIN

The Property

Upon entering the property, there is an entrance hall from which one will find a downstairs cloakroom. A glazed panelled door leads into the excellent living room with Karndean flooring extending into the dining room which overlooks the south facing rear garden. There is a useful understairs storage cupboard. The kitchen is fitted and includes an integrated oven and gas hob. There is Amtico flooring. A double glazed door provides access to the side of the property, whilst the kitchen does overlook the rear garden. From the first floor landing, there is an access hatch with ladder to the boarded loft space. The master bedroom has a built in wardrobe together with en-suite shower room. Bedroom two also has a built in

wardrobe and has a window with a far reaching view towards the Isle of Purbeck. Within bedroom three there is an over stairs cupboard housing a recently fitted wall mounted Vaillant gas boiler. There is a family bathroom with part tiled walls. A resin driveway provides excellent parking and leads to the attached garage with up and over door together with light and power and a personal rear door. There is an electric car charging point. Timber panelled side gate provides access to the south facing rear garden, which features a split level patio/entertaining area with timber pergola. There is a lawned area dissected by a path leading to a timber garden store. Outside tap.



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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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