



3 Pickering Close, Broadstone BH18 8JL

An excellently presented and deceptively sized detached bungalow situated in a quiet and established location within easy reach of the centre of Broadstone.

EPC: 59 Council Tax Band: D Price: £435,000 Freehold







Key Features

- TWO DOUBLE BEDROOMS
- HOME OFFICE / RECREATION ROOM
- LOUNGE WITH BI-FOLD DOORS
- CONTEMPORARY KITCHEN WITH VAULTED CEILING & PICTURE WINDOW OVERLOOKING THE GARDEN
- GENEROUS BATHROOM WITH BATH AND SEPARATE SHOWER CUBICLE
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING WITH NEW COMBI BOILER
- BLOCK PAVED DRIVEWAY WITH AMPLE PARKING WITH CARPORT & GARAGE WITH ELECTRIC DOOR
- LOW MAINTENANCE GARDENS WITH GENEROUS STORAGE SHED & SUMMER HOUSE

The Property

This delightful bungalow is situated in a quiet residential cul-de-sac and is approached via a five bar gate onto a substantial brick paved driveway leading to the carport and garage and also providing a secluded patio space.

An entrance vestibule then opens to a good size reception hall, the lounge has bi-fold doors opening to a sun deck, there is a feature kitchen/breakfast room with vaulted ceiling and picture window overlooking the gardens with integrated appliances and space for a table and chairs. There are two double bedrooms, the main bedroom having fitted

furniture. There is an impressive bathroom with jacuzzi bath and separate shower cubicle. Throughout the property there are smooth plastered ceilings with coving.

The rear garden has been arranged for ease of maintenance predominantly being laid to patio and gravel with two feature borders. There is a cabin style summer house and an undercroft below the raised sun deck with substantial storage shed and access to the home office/recreation room with double opening doors onto the patio.

GROUND FLOOR
317 sq.ft. (29.4 sq.m.) approx.

1ST FLOOR
829 sq.ft. (77.0 sq.m.) approx.



TOTAL FLOOR AREA: 1145 sq.ft. (106.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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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