



68 Lancaster Drive, Broadstone BH18 9EL

An exciting opportunity to acquire a distinctive and individual split level bungalow set on a choice corner plot in this sought after residential area, within walking distance of Broadstone high street.

EPC: TBC Council Tax Band: E Price: £550,000 Freehold







Key Features

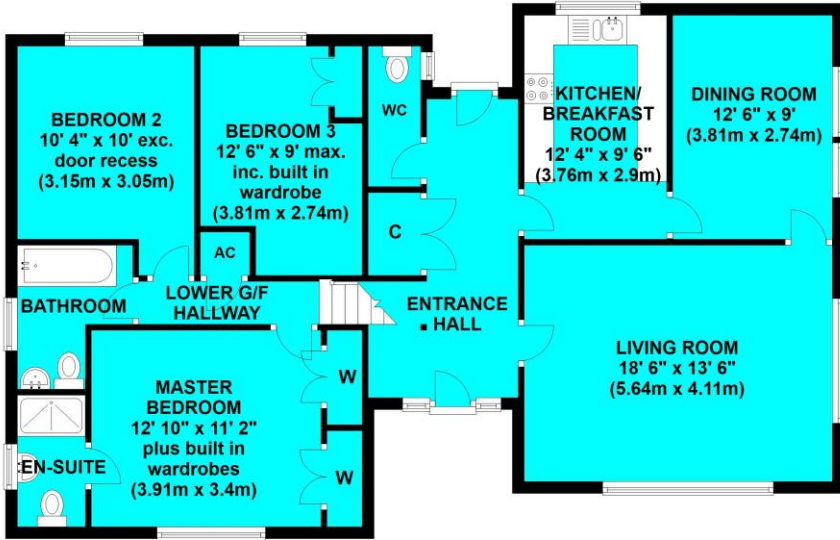
- THREE DOUBLE BEDROOMS
- SUPERB LIVING ROOM
- DINING ROOM
- WELL APPOINTED KITCHEN/BREAKFAST ROOM
- MASTER EN SUITE SHOWER
- INTEGRAL DOUBLE GARAGE
- LANDSCAPED GARDEN WITH SUMMERHOUSE
- IMMACULATE PRESENTATION
- FAVOURED LOCATION
- MUST BE VIEWED

The Property

Double glazed composite front door leads into the impressive spacious entrance hall. There are storage cupboards, together with a cloakroom and double glazed door leading to the rear garden. The superb living room has twin picture windows providing distant views across Broadstone to Poole. From here a door leads to the dining room, which is set adjacent to the beautifully appointed kitchen/breakfast room which includes integrated Neff appliances and a cupboard housing a wall mounted Baxi gas boiler.

Six steps lead down to the lower ground floor where there is a master bedroom with twin built in double wardrobes, together with a beautifully appointed en-suite shower room. There are two further double bedrooms, together with a fully tiled bathroom.

The front gardens are laid to lawn bordered by mature conifer hedging. The rear garden is landscaped and perfect for entertaining with split level patio areas, together with a brick built self-contained summer house. There is an integral double garage with electric up and over door.



Total area: approx. 138.9 sq. metres (1494.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. 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
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(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	
www.epca4u.com			

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.

Broadstone Office
219 Lower Blandford Road, Broadstone, Dorset BH18 8DN
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

Lower Parkstone Office
5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

www.wilsonthomas.co.uk

