



17 Renault Drive, Broadstone BH18 8HW

A three bedroom, two reception room detached home, situated in this quiet residential location and benefiting from pleasant front and rear gardens.

EPC: TBC Council Tax Band: D Price: £425,000 Freehold

 **3**  **2**  **2**





Key Features

- THREE BEDROOM CHALET BUNGALOW
- DUAL ASPECT LOUNGE
- SEPARATE DINING ROOM
- KITCHEN WITH SHAKER STYLE UNITS
- SHOWER ROOM & BATHROOM
- UPVC DOUBLE GLAZING, FASCIAS & SOFFITS
- GAS CENTRAL HEATING VIA WORCESTER BOILER
- SMOOTH PLASTERED CEILINGS THROUGHOUT
- PLEASANT FRONT & REAR GARDENS
- GARAGE & OFF ROAD PARKING

The Property

The property is conveniently situated approximately a mile from the centre of Broadstone and within close proximity to bus routes travelling to a number of destinations.

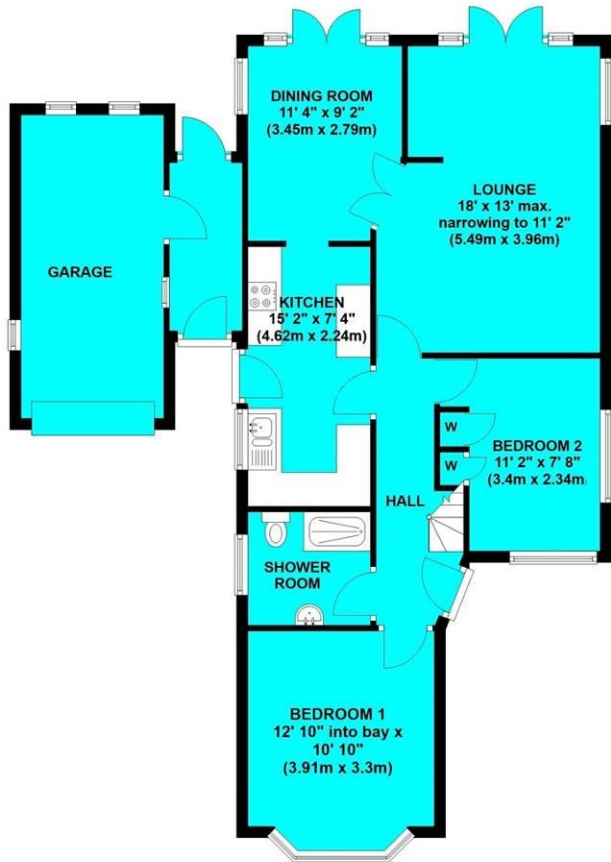
The property offers flexible accommodation with two bedrooms located to the ground floor and one to the first floor with its own bathroom. The accommodation to the ground floor comprises of a reception hall, a pleasant sitting room with engineered oak floor and dual aspect windows which overlooks the rear garden. Double doors open from the lounge to the separate dining room, again with dual aspect windows, a continuation of the flooring and French

doors opening to the back garden. There is then a kitchen fitted with a range of shaker style units with integrated oven and hob, two bedrooms and a shower room.

A generous gravel driveway provides off road parking for a number of vehicles and leads to the garage and between the garage and bungalow there is a useful covered porch with personal door to the garage. To the rear of the bungalow is an enclosed raised deck which then steps down to an area of lawn with borders stocked with a number of specimen plants and shrubs. The garden is fully enclosed by timber panelled fencing and there is a garden shed.

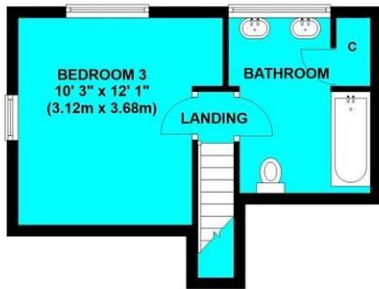
Ground Floor

Approx. 91.1 sq. metres (980.5 sq. feet)



First Floor

Approx. 22.2 sq. metres (239.4 sq. feet)



Total area: approx. 113.3 sq. metres (1219.9 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 and 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 | | 84 |
| (69-80) | C | | |
| (55-68) | D | 67 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| www.epc4u.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.

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