



39 Fontmell Road, Broadstone BH18 8NL

A superbly refurbished and extended four double bedroom detached bungalow situated in this desirable location within a moment's walk of Broadstone Park.

EPC: 61 Council Tax Band: E Price: £699,950 Freehold

 **4**  **2**  **1**





Key Features

- DELIGHTFUL DETACHED BUNGALOW
- TOTALLY REFURBISHED THROUGHOUT AND EXTENDED
- FOUR DOUBLE BEDROOMS
- KITCHEN WITH INTEGRATED APPLIANCES
- SEPARATE UTILITY ROOM
- LARGE LIVING ROOM
- EN-SUITE SHOWER ROOM & FAMILY BATHROOM
- BRAND NEW GAS FIRED CENTRAL HEATING & UPVC DOUBLE GLAZING
- GARAGE WITH WORKSHOP AREA TO REAR
- NO FORWARD CHAIN

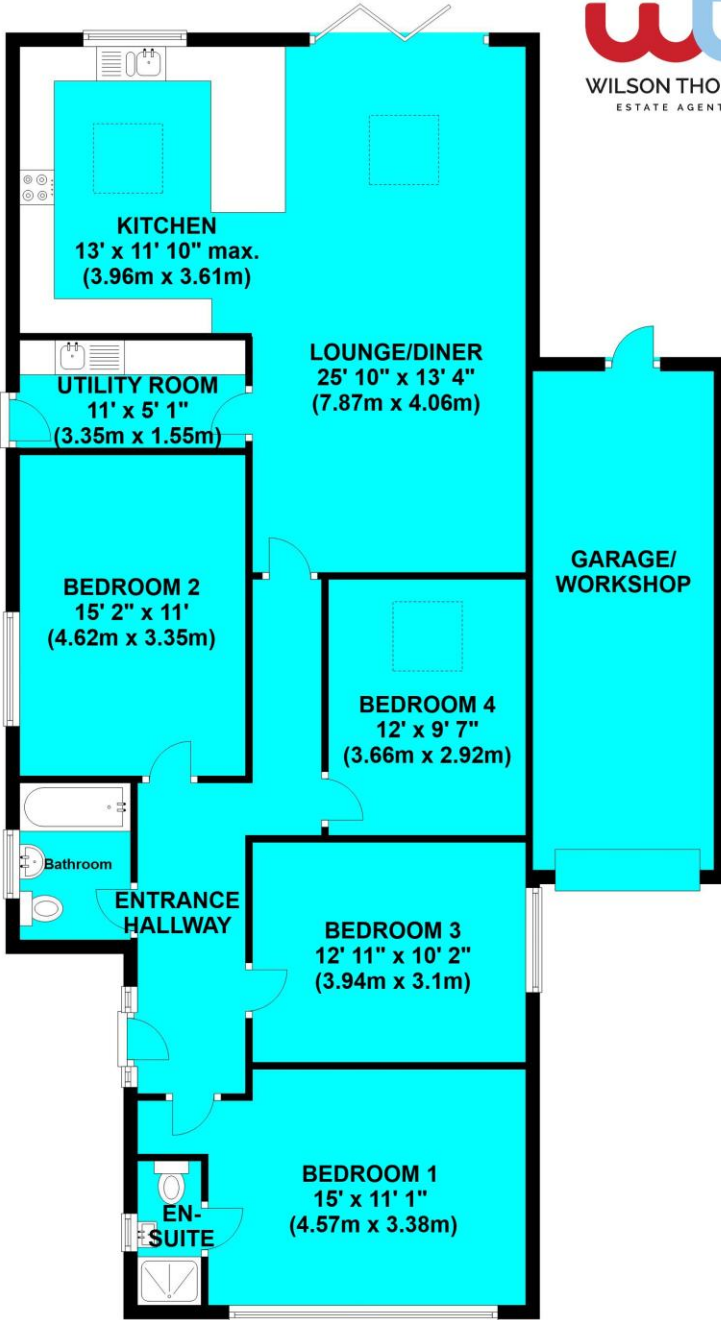
The Property

Situated in one of Broadstone's most sought after locations is this delightful detached bungalow. Lovingly refurbished and extended throughout, the property now offers many of the benefit of a brand new home yet situated in an established location with a generous rear garden.

The accommodation comprises of a good size reception hall leading to a large living room and contemporary kitchen with integrated appliances with two roof lanterns and bi-fold doors opening to a large sun terrace and the westerly facing rear

garden. There is a separate utility room and then four double bedrooms with a main bathroom and en-suite shower room. Throughout the property there are smooth plastered coved ceilings with inset down lighting through the living spaces and quality floor coverings throughout. A block paved driveway provides off road parking for numerous vehicles and leads to the attached garage with workshop area to the rear. The bungalow benefits from a brand new gas fired heating system and UPVC double glazing making this a warm and energy efficient home.

Ground Floor
Approx. 145.1 sq. metres (1561.4 sq. feet)



Total area: approx. 145.1 sq. metres (1561.4 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 |
|---|---|-------------------------|-----------|
| Vary energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 80 |
| (55-68) | D | 61 | |
| (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.

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



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