

An aerial photograph of a single-story brick house. The house has a grey tiled roof with a skylight. To the left is a brick garage with a white door. The front garden is paved with bricks and has a small lawn area with a flower bed. The house is surrounded by greenery and other houses in the background.

INSLEY CRESCENT, BROADSTONE BH18 9EA







- ◆ DETACHED BUNGALOW
- ◆ SCOPE TO EXTEND (STPP)
- ◆ THREE DOUBLE BEDROOMS
- ◆ TWO RECEPTION ROOMS
- ◆ DETACHED DOUBLE GARAGE
- ◆ SOLAR PANNELLING INSTALLED
- ◆ PLOT APPROACHING 0.25 ACRE
- ◆ QUIET LOCATION

A deceptively spacious and versatile three bedroom detached bungalow positioned on a sympathetic plot approaching 1/4 of an acre and boasting scope for extension and redevelopment (STPP).

### Property Description

Insley Crescent lies between Corfe Mullen and Broadstone within a popular, quiet, residential location, popular amongst families. The home occupies a private and generous plot which, in our opinion, lends itself to development and would allow for the home to be extended considerably (STPP). The accommodation currently comprises three double bedrooms with an en-suite facility serving the principle bedroom. There is a further family bathroom and the living accommodation is orientated to the rear of the home and includes a modern fitted kitchen, two reception rooms and a purpose built conservatory. Furthermore, the home has been double glazed throughout, benefits from gas fired heating and has solar panneling installed on the roof, which benefit from a 'feed in' tariff that generates an annual income.









## Gardens and Grounds

The front garden is primarily laid to lawn and there is a drive way suited to several vehicles towards the left hand side of the bungalow. This in turn provides access to the detached double garage with an electric up and over style door. A garden gate denotes access to the rear garden, which is very private and secluded and boasts a southerly aspect. The garden is predominantly laid to a kept lawn and there are a variety of mature shrubs and beds. The boundaries are clearly identified by a variety of mature hedges and there is a working kitchen garden with three raised beds, as well as a wood built summer house and glazed greenhouse.

## Location

Poole is renowned for its sandy beaches and vibrant town with places to eat, drink and shop. The train station is a short walk with frequent train services to London Waterloo, Bournemouth, Southampton, The New Forest, Winchester, and Weymouth. Poole bus station is also close by offering both frequent local and long distance services. The area is also served by Bournemouth and Southampton airports and Poole's Cross Channel Ferry services. Poole Quay is at the end of Poole High Street with its numerous restaurants, bars and ferries to Brownsea Island. The Jurassic Coast to the west and the New Forest to the east are two of the most beautiful areas of the U.K. The area benefits from numerous leisure facilities including wind surfing, sailing, swimming and golf. There are miles of award winning sandy beaches, including the famous Sandbanks beach, which is less than five miles away.



Size: 1385 sq ft (128.7 sq m)

Heating: Gas fired (Vented) 4 yrs old and serviced annually

Loft: Yes. 75% boarded. Ladder installed.

Glazing: Double glazed

Solar panels: Owned.

Parking: Drive & detached double garage

Garden: South facing

Main Services: Electric, water, gas, drains, telephone

Local Authority: Dorset Council

Council Tax Band: E



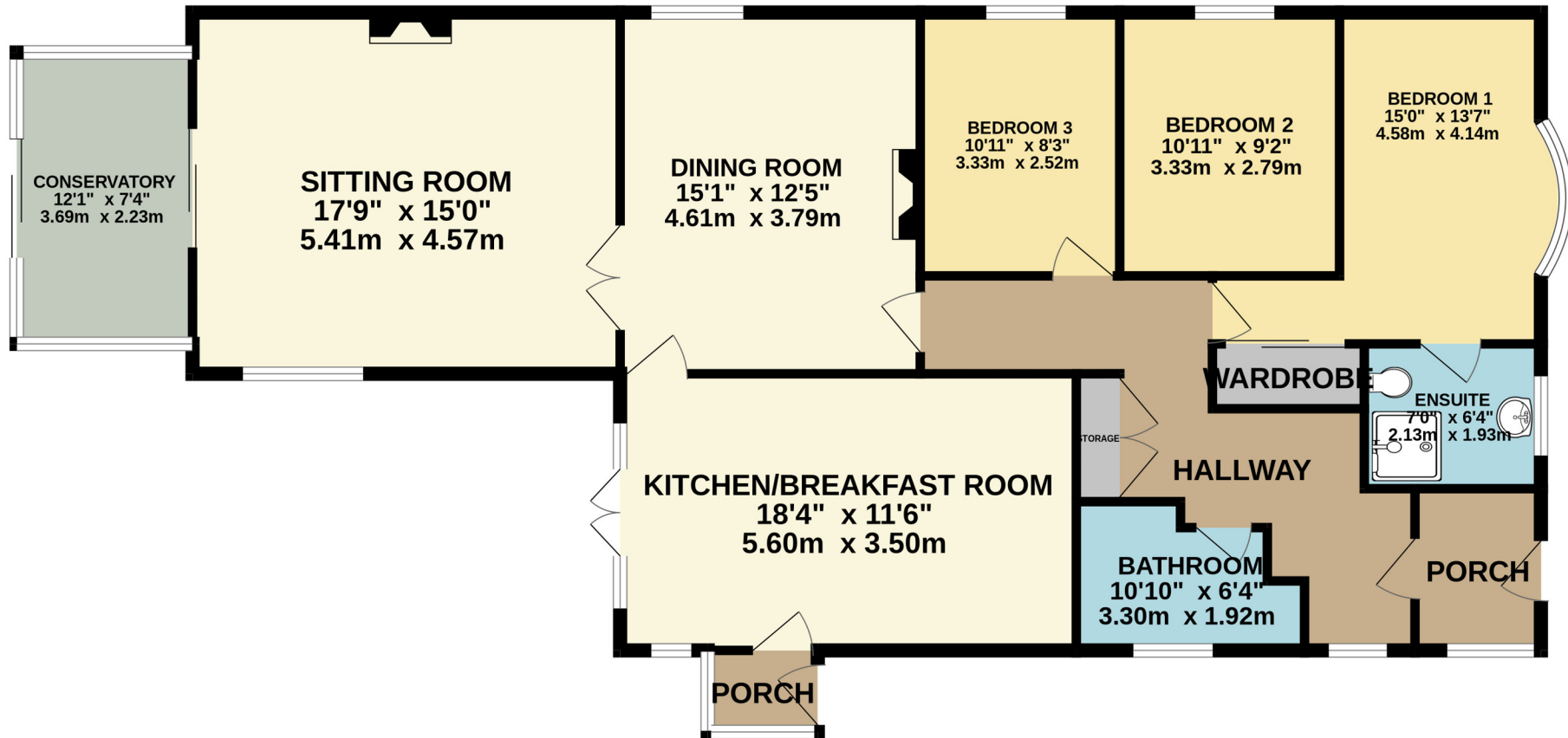






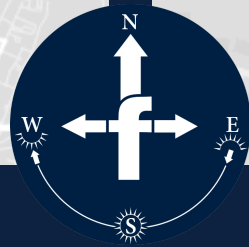
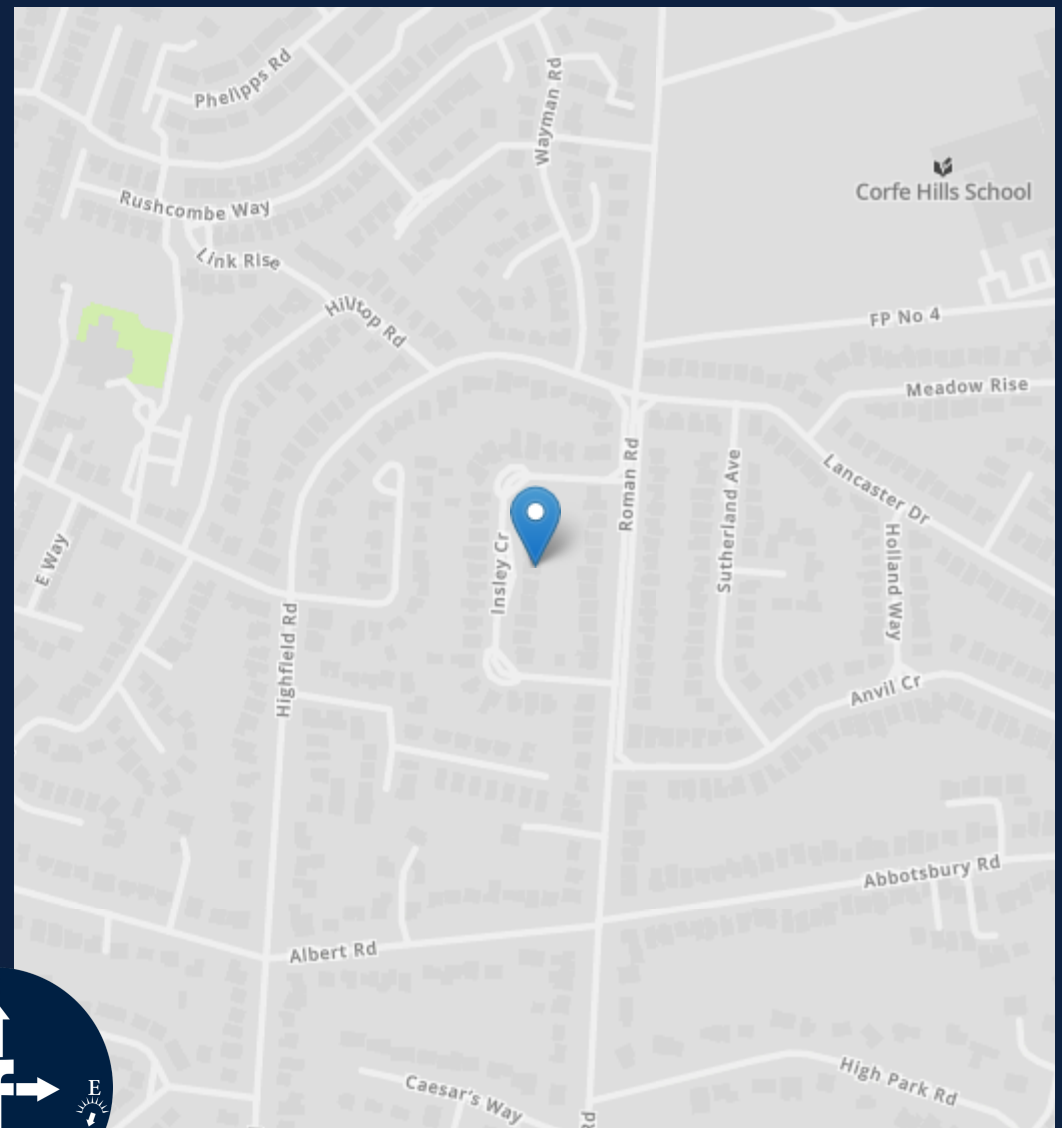
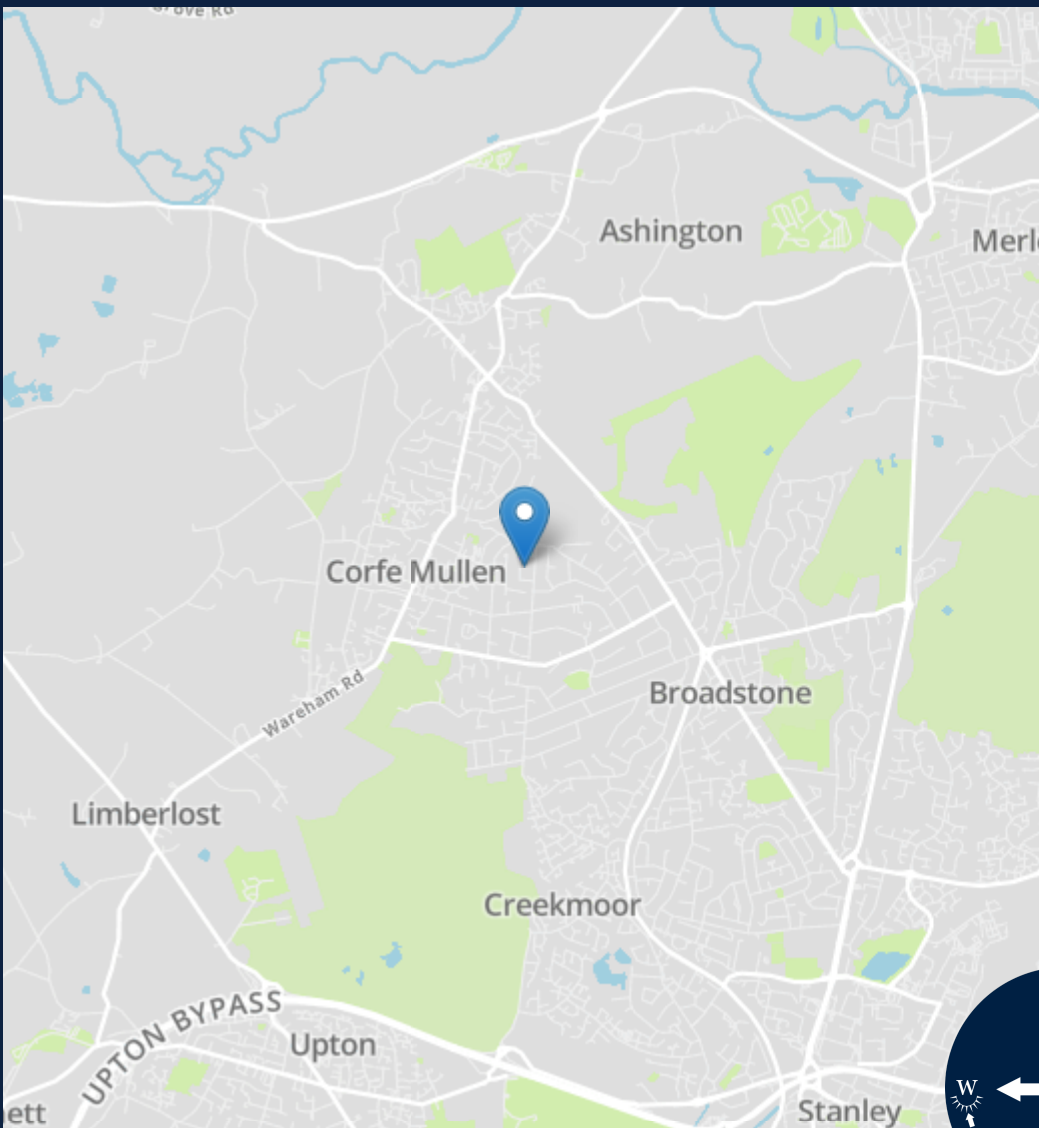
# GROUND FLOOR

1385 sq.ft. (128.7 sq.m.) approx.



TOTAL FLOOR AREA : 1385 sq.ft. (128.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	70	72
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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