



Total Area: 98.0 m<sup>2</sup> ... 1055 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



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## 6 Keighley Avenue, Broadstone, Dorset, BH18 8HR

Guide Price £425,000

**\*\* RECENTLY RENOVATED TO A HIGH-STANDARD \*\* SINGLE GARAGE \*\* WESTERLY-FACING PRIVATE REAR GARDEN \*\*** Link Homes Estate Agents are delighted to present for sale this recently-renovated three bedroom detached bungalow situated in the ever-popular area of Broadstone. Benefitting from an array of fine features including three good-sized bedrooms, a modern separate kitchen with integrated appliances, a bright and airy living room to the front aspect, a stylish three-piece family bathroom suite, a Westerly-facing private rear garden with a single garage offering power and lighting and a block-paved driveway with parking for multiple vehicles. This is a must-view to appreciate the specification and position this property has to offer!

The desirable Broadstone High Street is under a mile away and within walking distance from the property, which consists of many convenient amenities, few of which include M&S Food Hall, coffee shops such as Costa & Patisserie Mark Bennetts, banks, butchers, a variety of popular bars, restaurant's, cafes & pubs. There are some great surrounding areas for woodland dog walks. Local schools include Broadstone First/Middle Schools, Springdale School and Corfe Hills School. Wimborne, Poole and Bournemouth are all just a short drive away. Broadstone Golf Course and 'The Junction' Gym are close by. There is easy access to the A31 making for a convenient commute to London taking approximately just two hours. A truly great location.





## Ground Floor

### Entrance Porch

UPVC ceiling, ceiling light, UPVC double glazed windows to the front aspect, UPVC single door to the side aspect, power points and laminate flooring.

### Entrance Hallway

Smooth set ceiling, downlights, UPVC double glazed single door with frosted glass to the side aspect, loft hatch (fitted ladder, partially boarded), column radiator, cupboard with the consumer unit enclosed, power points and laminate flooring.

### Kitchen

Smooth set ceiling, downlights, UPVC double glazed windows to the side aspect, UPVC double glazed frosted single door to the side aspect, wall and base fitted units, integrated longline fridge/freezer, integrated slimline dishwasher, space for a washing machine, space for a tumble dryer, stainless steel sink, four point induction hob with integrated oven and extractor fan, Quartz worktops and splash back, power points, cupboard with the combination boiler enclosed and laminate flooring.

### Living Room

Smooth set ceiling, downlights, UPVC double glazed windows to the front aspect, power points, column radiator and laminate flooring.

### Bedroom One

Smooth set ceiling, downlights, UPVC double glazed window to the rear aspect, column radiator, power points and carpeted flooring.

### Bedroom Two

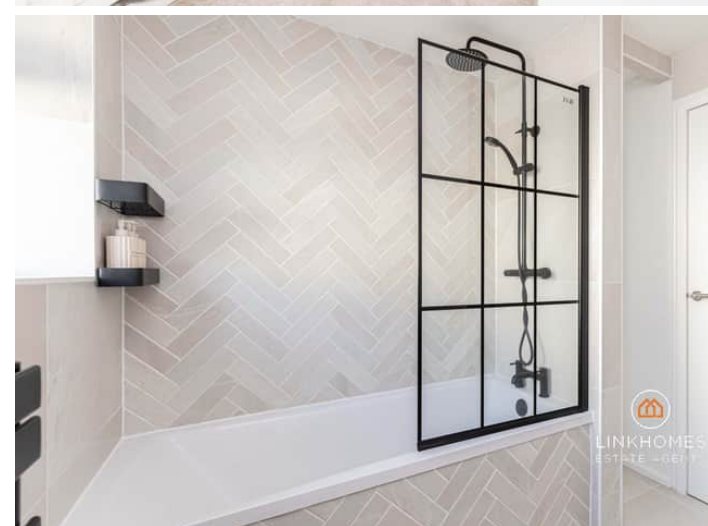
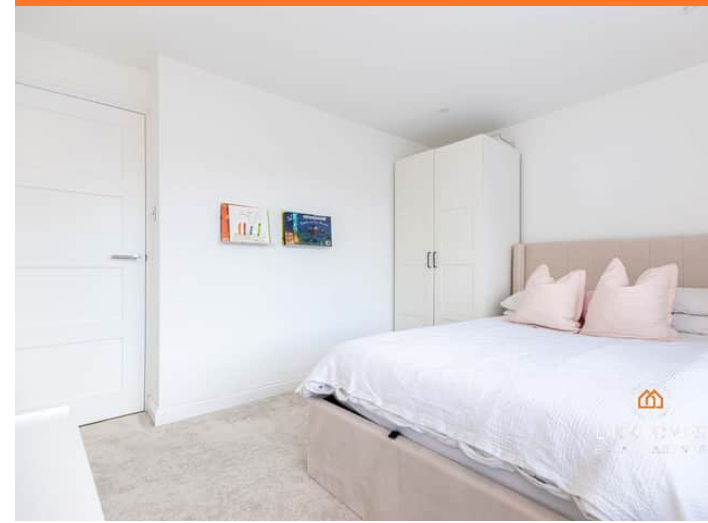
Smooth set ceiling, downlights, UPVC double glazed window to the rear aspect, column radiator, power points and carpeted flooring.

### Bedroom Three

Smooth set ceiling, downlights, UPVC double glazed window to the side aspect, column radiator, power points with USB charging and carpeted flooring.

### Bathroom

Smooth set ceiling, downlights, UPVC double glazed frosted window to the side aspect, extractor fan, herringbone tiled bath with waterfall shower and an additional shower head, wall mounted sink with under storage, toilet, heated towel rail, tiled walls and flooring.



## Outside

### Garden

Westerly-facing, mainly laid to lawn with patio area, shingle path, surrounding wooden fences and outside tap.

### Garage

Flat roof with up and over door, power and lighting.

### Driveway

Block-paved driveway with parking for multiple vehicles, laid to lawn area, a tree, a brick wall and shingle path.

## Agents Notes

### Useful Information

Tenure: Freehold  
EPC Rating: D  
Council Tax Band: D - Approximately £2,254.94 per annum.

### Stamp Duty

First Time Buyer: £6,250  
Moving Home: £11,250  
Additional Property: £32,500