



130 York Road, Broadstone, Dorset BH18 8EY

£599,950 Freehold

**** SIMPLY MAGNIFICENT **** A sublime three double bedroom detached bungalow set back on this popular residential road in the sought after area of Broadstone. Broadstone Parade with its array of local shops, bars and eateries is just a short distance away. This exemplary home has been refurbished to exacting standards throughout and internal viewing is imperative to appreciate not only its superb location but also the circa 1350 sq ft of luxurious accommodation on offer (including Garage/Carport), which comprises: stunning bespoke kitchen/diner, lounge, utility room and contemporary bathroom. Externally the property boasts an extensive Westerly aspect garden with sun patio, vast lawned area leading to a further garden. To the front the ample driveway provides off road parking for multiple vehicles which in turn leads to a carport and a detached garage. Further features of this turnkey home include: woodburner to lounge, island and integrated appliances to kitchen, bi-fold doors with direct garden access, re-wired, planning permission granted to turn into a chalet, gas central heating and UPVC double glazing. Nearby Schools - Hillbourne Primary, Springdale First, Broadstone First & Middle, Corfe Hills Secondary and both Poole and Parkstone Grammars.

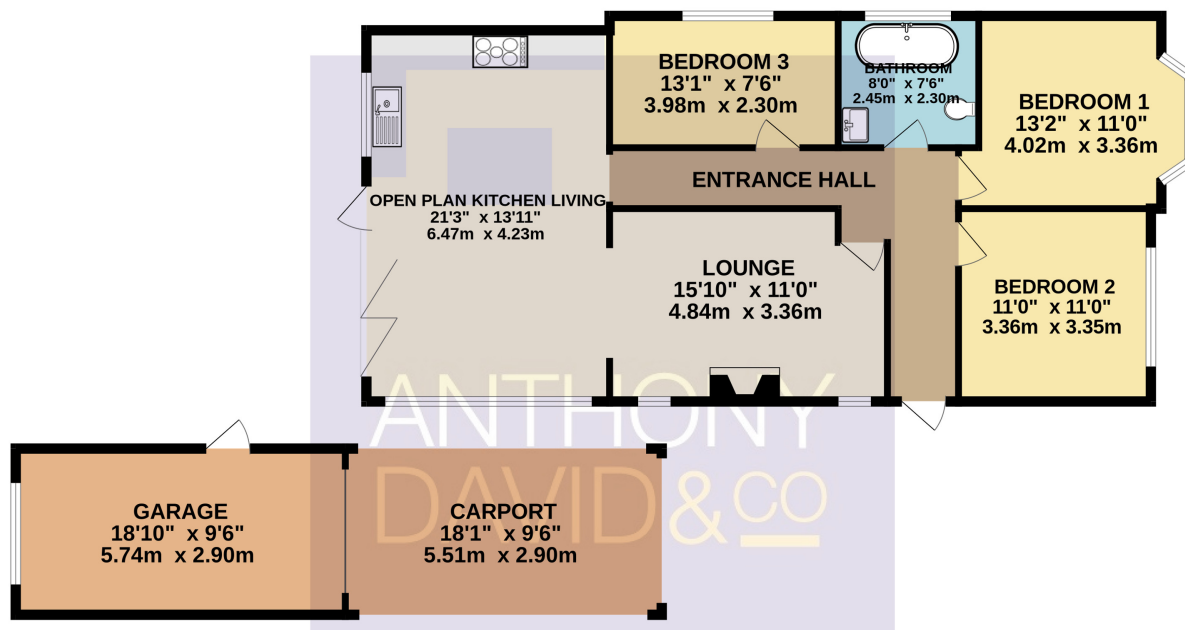
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**ANTHONY
DAVID & CO**

GROUND FLOOR
1336 sq.ft. (124.1 sq.m.) approx.



- Entrance Hall Doors to
- Lounge 15' 11" x 11' 0" (4.85m x 3.35m)
- Kitchen/Diner 21' 3" x 13' 1" (6.48m x 3.99m)
- Bedroom One 13' 2" x 11' 0" (4.01m x 3.35m)
- Bedroom Two 11' 0" x 11' 0" (3.35m x 3.35m)
- Bedroom Three 13' 1" x 7' 6" (3.99m x 2.29m)
- Bathroom 8' 0" x 7' 6" (2.44m x 2.29m)
- Garage 18' 10" x 9' 6" (5.74m x 2.90m)
- Carport 18' 1" x 9' 6" (5.51m x 2.90m)
- Garden Westerly aspect
- Driveway Ample off road parking
- Council Tax Band E
- Agents Note The EPC was carried out prior to refurbishment

TOTAL FLOOR AREA : 1336 sq.ft. (124.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991
Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.