

15 Okeford Road
Broadstone BH18 8PA

Price **£425,000** Freehold



A MODERN AND EXTREMELY WELL
PRESENTED TWO/THREE BEDROOM
DETACHED FAMILY BUNGALOW SET
IN A QUIET CUL-DE-SAC LOCATION.



Total area: approx. 90.2 sq. metres (971.0 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.

- * KITCHEN/BREAKFAST ROOM 19'1" x 9'3" (5.82m x 2.83m)**
- * SITTING ROOM 15'9" x 12' (4.84m x 3.65m)**
- * BEDROOM ONE 14'2" TO WARDROBE FRONTS x 12' (4.32m x 3.65m)**
- * BEDROOM TWO 11'9" x 9'9" (3.62m x 3.01m)**
- * BEDROOM THREE/STUDY 8'8" x 7'3" (2.68m x 2.22m)**
- * FAMILY SHOWER ROOM 8'6" (MAXIMUM) x 8' (2.62m x 2.43m)**
- * SEPARATE CLOAKROOM 5'1" x 2'8" (1.55m x 0.85m)**
- * SINGLE GARAGE**
- * DRIVEWAY PROVIDING OFF ROAD PARKING**
- * FRONT AND REAR GARDENS**
- * GAS FIRED CENTRAL HEATING WITH RADIATORS**
- * DOUBLE GLAZED WINDOWS**







ABOUT THIS PROPERTY

The front door leads directly into the kitchen/breakfast room which is modern fitted with a range of wall mounted and base storage cupboards and drawers, four ring burner gas hob and extractor fan above, one and a half bowl single drainer sink unit with mixer tap, integrated fridge/freezer and dishwasher, windows to front and side aspect. The spacious sitting room is to the front of the property with a view towards the green.

Bedrooms one and two are to the rear of the property with both having the benefit of built in wardrobes and further built in bedroom furniture. Bedroom three is currently arranged as a study with fitted cupboards and drawers and an obscured double glazed door to the side aspect. The family shower room has a white suite comprising wash hand basin with mixer tap and fitted mirror above and vanity unit beneath, low level flush WC, fully tiled shower cubicle and wall mounted heated towel rail. There is a separate cloakroom with low level flush WC, wash hand basin with mixer tap and vanity unit beneath and extractor fan.

The front of the property is predominantly laid to tarmac driveway providing off road parking in turn leading to the single garage with personal door to the rear. There is also an attractive landscaped shingle area with shrub and herbaceous borders. The rear garden is laid to both lawn and patio area, shrub and herbaceous borders. Storage shed.





DIRECTIONS:

From The Broadway proceed down Lower Blandford Road and take the fifth turning on the left hand side into Okeford Road.

COUNCIL TAX: Band D BCP (Poole) Council.

ENERGY EFFICIENCY RATING: Band D

VIEWING: Strictly by appointment through **HILLIER WILSON.**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PRIVACY POLICY

Please see our website for further details.

REF: R1708