

16 Lewesdon Drive  
Broadstone BH18 9HF

Price **£525,000** Freehold



A VERY WELL PRESENTED THREE BEDROOM  
DETACHED FAMILY BUNGALOW BOASTING A  
LARGE REAR GARDEN, DRIVEWAY AND GARAGE.



**\* ENTRANCE HALLWAY**

**\* KITCHEN 12' 4" X 7' 4" (3.77m x 2.25m)**

**\* UTILITY ROOM 6' 9" X 4' 8" (2.10m x 1.46m)**

**\* SITTING ROOM 17' 7" X 13' 9" (5.39m x 4.23m)**

**\* DINING ROOM 10' 8" X 10' 6" (3.29m x 3.23m)**

**\* BEDROOM ONE 14' X 10' (4.26m x 3.04m)**

**\* EN SUITE SHOWER ROOM 5' X 4' 7" (1.52m x 1.43m)**

**\* BEDROOM TWO 9' 6" TO WARDROBE FRONTS X 8' 8" (2.92m x 2.68m)**

**\* BEDROOM THREE/STUDY 10' X 7' 5" (3.04m x 2.28m)**

**\* FAMILY BATHROOM 11' 7" X 5' 3" (3.56m x 1.61m)**

**\* FRONT AND REAR GARDENS**

**\* GAS FIRED CENTRAL HEATING**

**\* DRIVEWAY PROVIDING OFF ROAD PARKING**

**\* SINGLE GARAGE**







**ABOUT THIS PROPERTY**

A UPVC glazed front door leads to the entrance hallway which has access to loft space and built in storage cupboard with light. The kitchen has a range of wall mounted and base storage cupboards and drawers, one and a half bowl sink unit with mixer tap, space for upright fridge/freezer, integrated appliances to include dishwasher and five ring burner freestanding range style cooker with double oven beneath and extractor fan above, window to side aspect, glazed door to the utility room which has built in storage cupboards, space and plumbing for washing machine, wall mounted 'Vaillant' gas fired central heating boiler and door to side aspect.

The spacious sitting room has dual aspect windows to front and rear and bi fold doors to the rear garden. There is an archway leading through to the dining room which has window to rear aspect.

There are three bedrooms, all with built in cupboards, with bedroom one having the benefit of an en suite shower room comprising low level flush WC, wash hand basin with mixer tap and vanity unit beneath, tiled corner shower cubicle with wall mounted shower, wall mounted heated towel rail and fitted medicine cabinet with mirror. The family bathroom comprises low level flush WC, tiled shower cubicle with wall mounted shower, wash hand basin with mixer tap and vanity unit beneath, bath tub with central mixer tap and two wall mounted heated towel rails.

Outside, the front of the property is predominantly laid to lawn with driveway providing off road parking and in turn leading to the single garage. The large rear garden is mainly laid to lawn with shrub and herbaceous borders, fruit trees and workshop.





**DIRECTIONS:**

Proceed away from Broadstone along Clarendon Road for approximately half a mile before taking the third right hand turning into Lewesdon Drive. The property will be found in the left hand cul-de-sac overlooking the park.

**COUNCIL TAX:** Band E. BCP (Poole) Council.

**ENERGY EFFICIENCY RATING:** 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: R1871**