

1A Pickering Close

Broadstone BH18 8JL

Guide Price **£525,000** Freehold



AN OUTSTANDING, IMMACULATELY PRESENTED
THREE BEDROOM DETACHED BUNGALOW WITH A
SOUTH FACING GARDEN SET IN A QUIET CUL-DE-SAC
WITHIN WALKING DISTANCE OF BROADSTONE'S SHOPS
AND AMENITIES.



- * **ENTRANCE HALLWAY 15'3" x 5'9" (4.66m x 1.79m)**

- * **SITTING ROOM 21'1" x 10'5" (6.43m x 3.2m)**

- * **DINING ROOM 10'1" x 7'4" (3.07m x 2.25m)**

- * **KITCHEN/DINER 14' MAX x 9'9" (4.26m x 3.01m)**

- * **BEDROOM ONE 13'9" x 9'9" (4.23m x 3.01m)**

- * **BEDROOM TWO 11' x 9' (3.35m x 2.74m)**

- * **BEDROOM THREE 11' x 6'9" (3.35m x 2.1m)**

- * **SHOWER ROOM 7'9" x 5'2" (2.4m x 1.58m)**

- * **STORE ROOM 12'1" MAX x 8'2" (3.68m x 2.49m)**

- * **SOUTH FACING GARDEN**

- * **UPVC DOUBLE GLAZED**

- * **GAS FIRED CENTRAL HEATING**

- * **4KW SOLAR PANEL ARRAY WITH 9KW STORAGE BATTERY**







ABOUT THIS PROPERTY

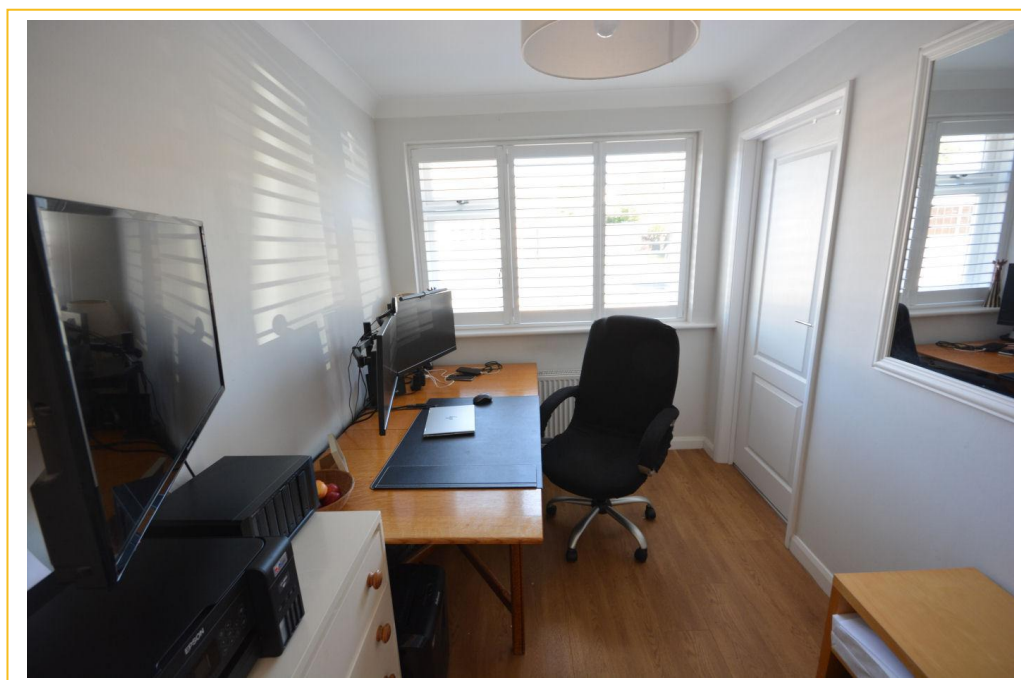
This exceptionally well maintained bungalow welcomes visitors with a spacious open front porch flanked by Purbeck stone pillars. The entrance hallway leads to a spacious sitting room with feature Scandinavian wood burning stove, window to front with fitted shutters and sliding patio doors leading out to the garden. Adjacent to the sitting room is the dining room with French windows to the garden and further door to the store room. The Hale and Murray fitted kitchen includes an integrated dishwasher, fridge/freezer, microwave, Neff oven and Neff induction hob, stainless steel sink unit with mixer tap, spotlighting and window and door to the patio. A separate utility cupboard in the hallway has space for washing machine and tumble dryer.

Bedroom one overlooks the garden, with fitted shutters and access to the loft. Bedrooms two and three are to the front of the property, again with fitted shutters and an interconnecting door. The fully tiled shower room has fitted wall and base units, low level flush WC, semi-inset wash basin with mixer tap, double width walk in rainfall shower, wall mounted heated towel rail, extractor fan and window to side.

The front of the property has a block paved driveway providing off road parking for a number of vehicles. The south facing and professionally designed and landscaped rear garden has a raised paved patio area with balustrade and Purbeck stone walling, lawn area with shrub and herbaceous borders, seating area, water feature, pergola and lighting. There is a potting area with a bench and garden sink and a timber shed with power and light.

The property is in excellent decorative order, fully rewired with a new garage roof and new timber fascias and barge boards with UPVC cladding.

Running costs are low, with a 4kW solar PV panel array and a 9kw battery generating free electricity plus an income of currently £1,300 a year tax free and rising each April with inflation. Energy efficiency rating Band B.





DIRECTIONS:

From The Broadway proceed down York Road and Pickering Close is the third turning on the right.

COUNCIL TAX: Band D BCP Council (Poole)

ENERGY EFFICIENCY RATING: Band B

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

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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REF: R1967