

20 Dunyeats Road
Broadstone BH18 8AG Guide Price **£575,000** Freehold



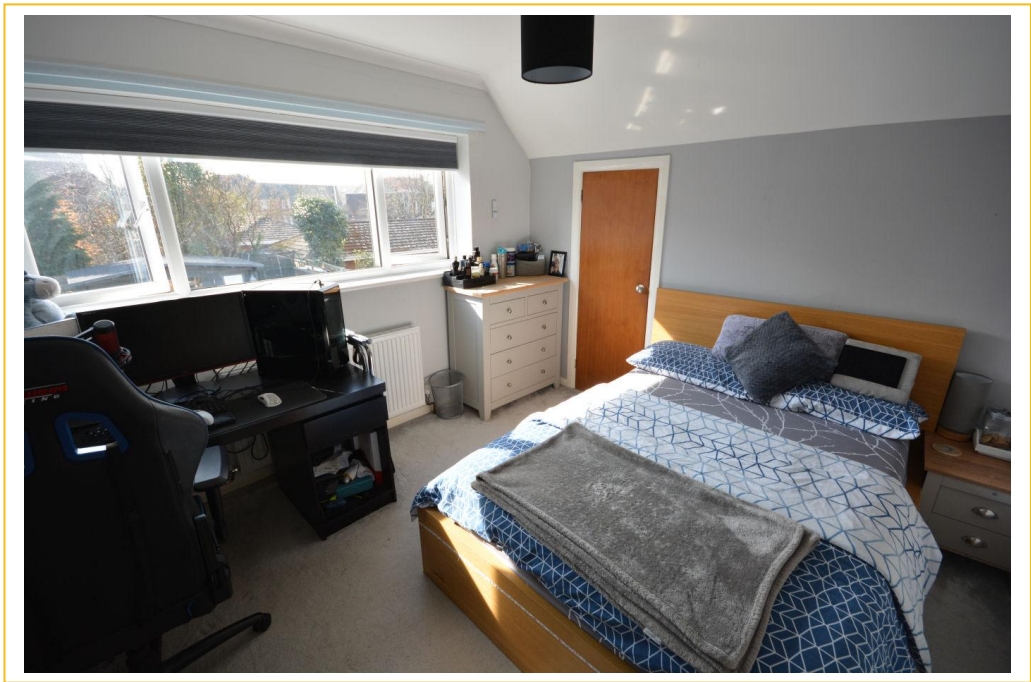
A BEAUTIFULLY PRESENTED AND MODERNISED
THREE BEDROOM DETACHED FAMILY HOME
SET IN A CENTRAL LOCATION CLOSE TO SHOPS
AND AMENITIES WITH SIZEABLE SOUTH FACING
REAR GARDEN. VIEW TO APPRECIATE.



- * ENTRANCE HALLWAY 16'7 X 8'4" (5.09m x 2.56m)**
- * CLOAKROOM 4'9" X 2'8" (1.49m x 0.85m)**
- * KITCHEN/DINING ROOM 18'1" X 10'4" (5.51m x 3.16m)**
- * LOUNGE 23'5" X 12'4" (7.16m x 3.77m)**
- * BEDROOM ONE 13'4" X 12'4" (4.08m x 3.77m)**
- * BEDROOM TWO 11' X 10'4" (3.35m x 3.16m)**
- * BEDROOM THREE 12'8" X 8'9" (3.9m x 2.71m)**
- * FAMILY BATHROOM 9'4" MAX X 8'3" MAX (2.86m x 2.52m)**
- * REAR GARDEN CABIN/BAR 15'6" X 9'1" (4.75m x 2.77m)**
- * GARAGE/UTILITY 16'4" X 9' (4.99m x 2.74m)**
- * UPVC DOUBLE GLAZED AND GAS FIRED CENTRAL HEATING**
- * DRIVEWAY PARKING AND SIZEABLE SOUTH FACING REAR GARDEN**







ABOUT THIS PROPERTY

The front door leads into the spacious entrance hallway with understairs storage cupboard, stairs rising to the first floor and access into the cloakroom which has a low level flush WC, wash hand basin with mixer tap and vanity unit beneath, fully tiled walls and floor and extractor fan. The kitchen/dining room has a range of wall mounted and base storage cupboards and drawers, butler style sink with boiling tap, integrated dishwasher and fridge, space for five ring burner gas fired Rangemaster oven with extractor fan above, breakfast bar and bi fold doors to the rear garden. Off the kitchen is the utility/garage with space and plumbing for washing machine and tumble dryer, stainless steel sink unit with mixer tap, space for American style fridge/freezer and access to loft area. The sizeable lounge has a feature wood burning stove with hearth and floating wooden beam, window to front aspect with fitted shutters and bi fold doors to the rear garden.

Stairs lead to the first floor landing where there is access to loft space. Bedrooms one and two are to the rear of the property with views over the garden and both benefit from electric blinds with bedroom two also having access to eaves storage. Bedroom three is to the front of the property together with the family bathroom comprising bath with central mixer tap and shower attachment, low level flush WC, wash basin with mixer tap and vanity unit beneath, fitted mirror, corner shower cubicle with dual action showers and wall mounted heated towel rail.

The front of the property is predominately laid to block paving providing off road parking for a number of vehicles in turn leading to the garage/utility which is accessed via an up and over door. One of the main features to this delightful family home is the Southerly facing rear garden which is mainly laid to lawn with a paved patio area running adjacent to the property providing ample seating. There is also a cabin/bar which has light and power. Access down the side leads to the front.





DIRECTIONS:

From The Broadway proceed to the main Broadstone roundabout and Dunyeats Road is the fourth turning on the right.

COUNCIL TAX: Band E 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: R1966