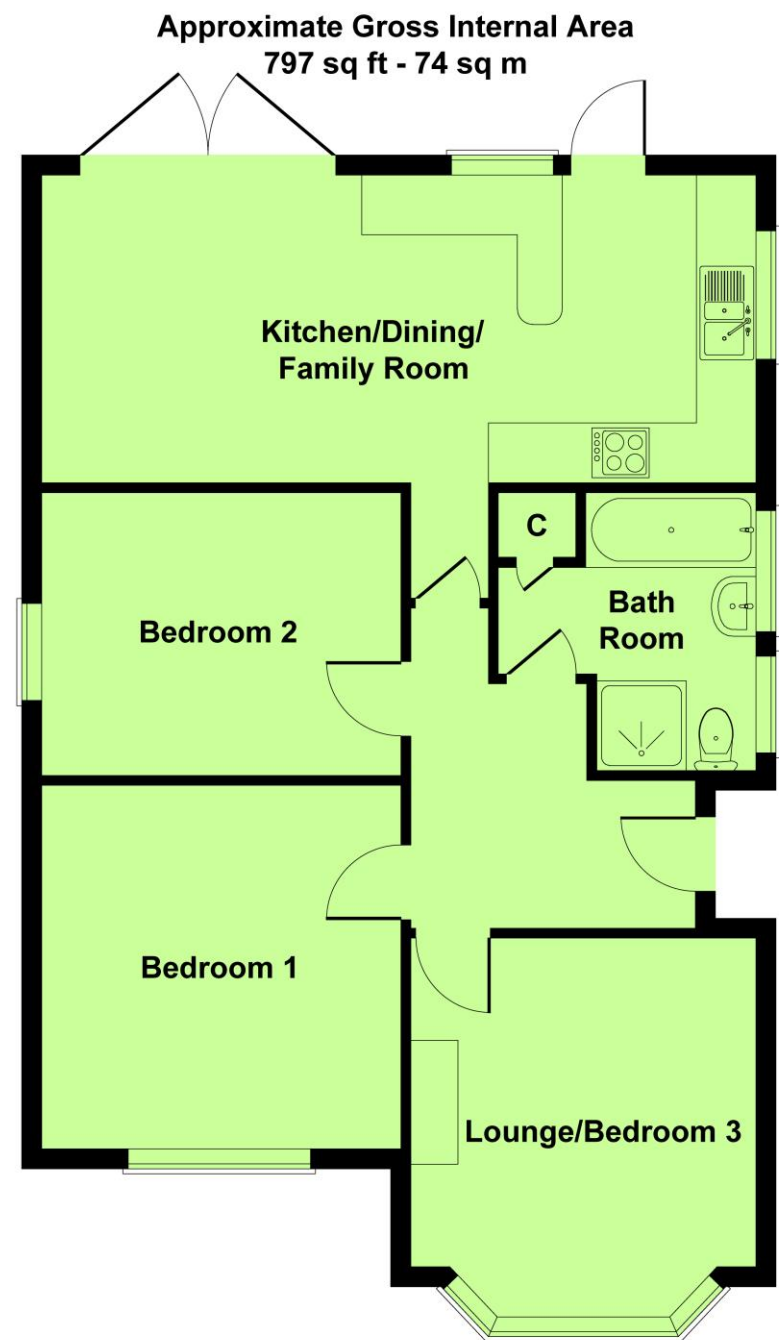


39 Lancaster Drive  
Broadstone BH18 9EQ

Price Guide **£425,000** Freehold



AN OPPORTUNITY TO PURCHASE A TWO/THREE  
BEDROOM DETACHED BUNGALOW OFFERING SCOPE  
TO EXTEND (SUBJECT TO PLANNING PERMISSION) AND  
SET IN A SOUGHT AFTER RESIDENTIAL LOCATION.  
OFFERED FOR SALE WITH NO FORWARD CHAIN.



**GROUND FLOOR**

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



**\* ENTRANCE HALLWAY**

**\* LOUNGE/BEDROOM THREE 13' X 11'5" (3.96m x 3.5m)**

**\* OPEN PLAN KITCHEN/DINING/FAMILY ROOM 23'5" X 10'1" (7.16m x 3.07m)**

**\* BEDROOM ONE 11'6" X 11'7" (3.53m x 3.56m)**

**\* BEDROOM TWO 11'6" X 7'4" (3.53m x 2.25m)**

**\* BATHROOM 8'3" X 7'9" (2.52m x 2.4m)**

**\* GAS FIRED CENTRAL HEATING**

**\* DOUBLE GLAZED WINDOWS**

**\* FRONT AND REAR GARDENS**

**\* SINGLE GARAGE**

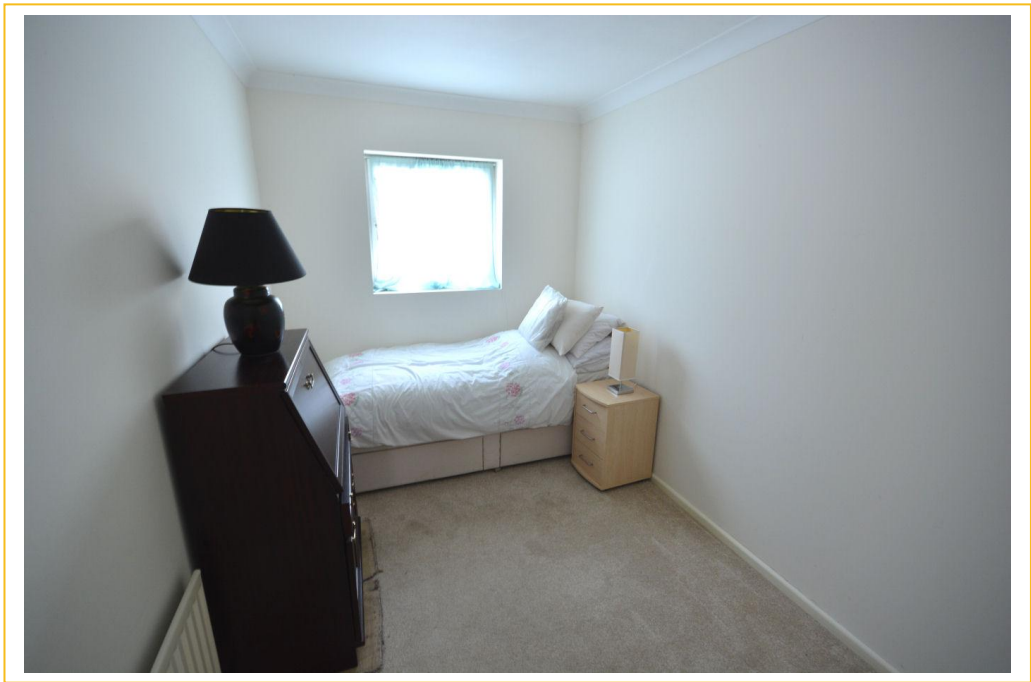
**\* DRIVEWAY PARKING**

**\* NO FORWARD CHAIN**









**ABOUT THIS PROPERTY**

A UPVC glazed front door leads to the entrance hallway which has access to loft space. The lounge/bedroom three is to the front of the property and has feature bay window. The impressive open plan kitchen/dining/family room is to the rear of the property and comprises a range of wall mounted and base storage cupboards and drawers, single bowl single drainer sink unit with mixer tap, integrated appliances to include fridge/freezer, washing machine, 'White Knight' tumble dryer, 'Neff' oven with four ring burner induction hob and extractor fan above, built in filter water tap, breakfast bar, dual aspect windows to rear and side, double opening doors from the dining area and single door from the kitchen to the south facing rear garden.

There are two double bedrooms and a family bathroom comprising panel enclosed bath with mixer tap and shower attachment, wash hand basin with mixer tap and vanity unit beneath, low level flush WC, tiled shower cubicle, wall mounted mirrored medicine cabinet, wall mounted heated towel rail, cupboard housing the 'Worcester' gas fired central heating boiler, slatted shelving and part tiled walls.

Outside, the front of the property is predominantly laid to lawn and has a driveway providing off road parking which leads to the single garage. The south facing rear garden is mainly laid to lawn with shrub and herbaceous borders, raised paved patio area and additional side garden which is lawned and has a pathway leading to the front of the property and rear door to the garage.







**DIRECTIONS:**

From the Broadway proceed to the Broadstone roundabout taking the third exit onto Higher Blandford Road. At the traffic lights turn left onto Springdale Road and then take the second turning on the right into Springdale Avenue which then leads into Lancaster Drive.

**COUNCIL TAX:** Band D      BCP (Poole) Council

**ENERGY EFFICIENCY RATING:** Band C

**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: R1985**