

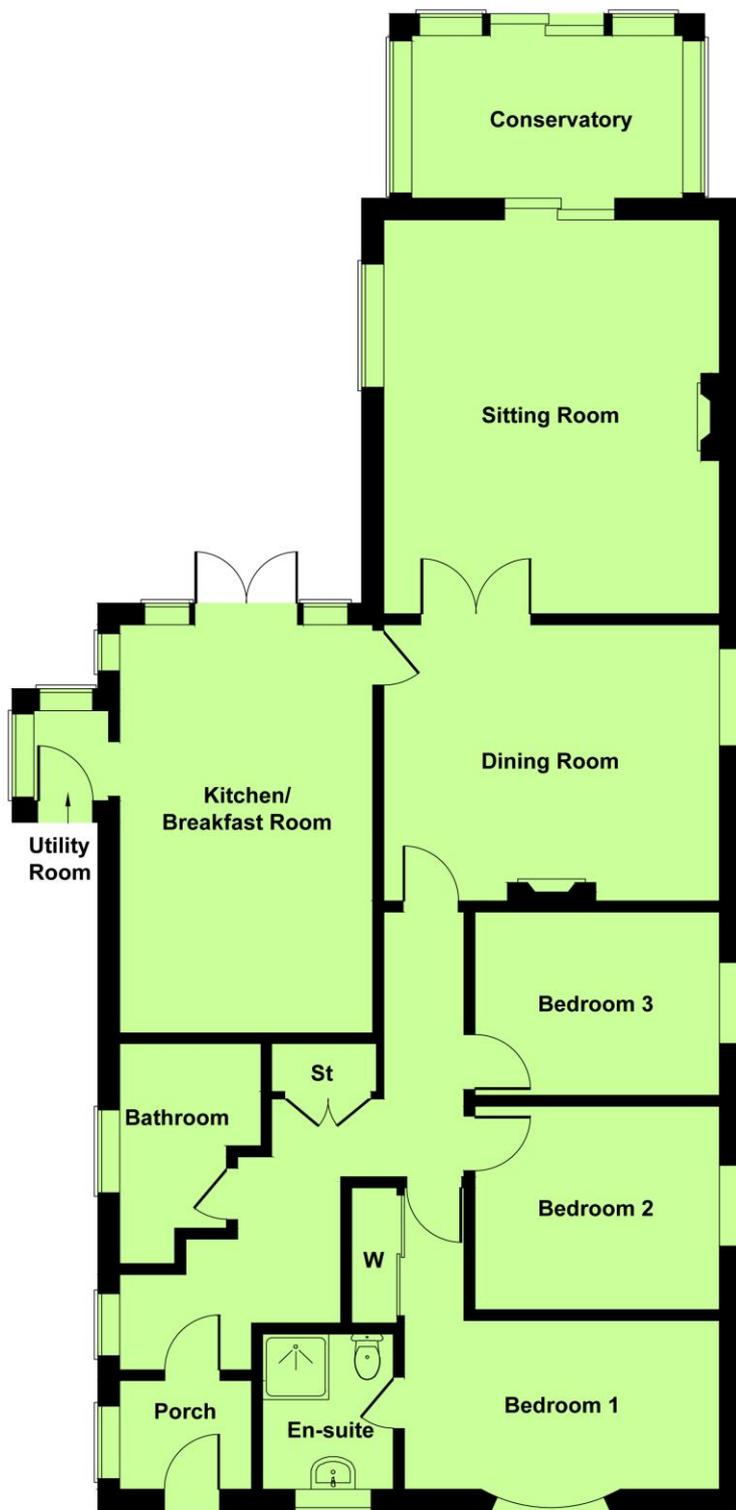
9 Insley Crescent  
Broadstone BH18 9EA

Price Guide **£625,000** Freehold



AN OPPORTUNITY TO PURCHASE A  
THREE BEDROOM, THREE RECEPTION  
ROOM DETACHED FAMILY BUNGALOW  
BENEFITTING FROM A LARGE SOUTH  
FACING REAR GARDEN AND SITUATED  
IN A QUIET RESIDENTIAL LOCATION.

### 9 Insley Cresnet



**GROUND FLOOR**

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



**\* ENTRANCE PORCH**

**\* ENTRANCE HALLWAY**

**\* SITTING ROOM 17'7" x 15' (5.39m x 4.5m)**

**\* CONSERVATORY 12'1" x 7'5" (3.68m x 2.28m)**

**\* DINING ROOM 15'1" x 12'5" (4.6m x 3.81m)**

**\* KITCHEN/BREAKFAST ROOM 18'8" x 11'5" (5.73m x 3.5m)**

**\* UTILITY ROOM**

**\* BEDROOM ONE 15'2" x 13'5" (MAXIMUM) (4.63m x 4.11m)**

**\* EN SUITE SHOWER ROOM 7' x 5'9" (2.13m x 1.79m)**

**\* BEDROOM TWO 10'9" x 9'1" (3.32m x 2.77m)**

**\* BEDROOM THREE 10'9" x 8'3" (3.32m x 2.52m)**

**\* FAMILY BATHROOM INCLUDING LARGE SEPARATE SHOWER CUBICLE  
10'8" x 6'2" (3.29m x 1.88m)**

**\* FRONT AND REAR GARDENS**

**\* DOUBLE GARAGE**

**\* DRIVEWAY PROVIDING OFF ROAD PARKING**

**\* GAS FIRED CENTRAL HEATING WITH RADIATORS**

**\* DOUBLE GLAZED WINDOWS**







**ABOUT THIS PROPERTY**

Front door leads to the entrance porch in turn leading to the entrance hallway. The sitting room is to the rear of the property with sliding glazed door to the conservatory with triple aspect and in turn leading to the rear garden. The dining room has a window to the side aspect and feature electric fireplace. The modern fitted kitchen/breakfast room has a range of wall mounted and base storage cupboards and drawers, integrated oven with four ring burner gas hob and extractor fan above, one and a half bowl single drainer sink unit with mixer tap, part tiled walls, integrated washing machine and dishwasher, space for upright fridge/freezer and double opening doors to the rear garden. The utility room has space and plumbing for washing machine and tumble dryer windows to side and rear aspects and door to the front (accessed from outside only).

Bedroom one is to the front of the property with built in wardrobe. The en suite shower room comprises low level flush WC, tiled corner shower cubicle with dual action showers, wash hand basin with mixer tap and vanity unit beneath and extractor fan. Bedrooms two and three are to the side of the property. The family bathroom has a bath with mixer tap, wash hand basin with mixer tap and vanity unit beneath, fitted mirror, large separate tiled shower cubicle with dual action showers, two wall mounted heated towels, fully tiled walls and extractor fan.

The front of the property is predominantly laid to lawn with shrub borders. A block paved driveway provides off road parking in turn leading to the double garage which has up and over door, power and light. The large rear garden is south facing predominantly laid to lawn with shrub and herbaceous borders, feature pond, paved patio areas, summer house, timber shed and greenhouse.





**DIRECTIONS:**

From The Broadway proceed to the Broadstone roundabout and take the third exit into Higher Blandford Road. At the Springdale Road traffic lights turn left and then take the second turning on the right into Springdale Avenue. At the crossroads continue straight across into Lancaster Drive and at the top of the hill turn left into Roman Road. Then take the second right hand turning into Insley Crescent.

**COUNCIL TAX:** Band E Dorset Council

**ENERGY EFFICIENCY RATING:** Band B

**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: R1986**