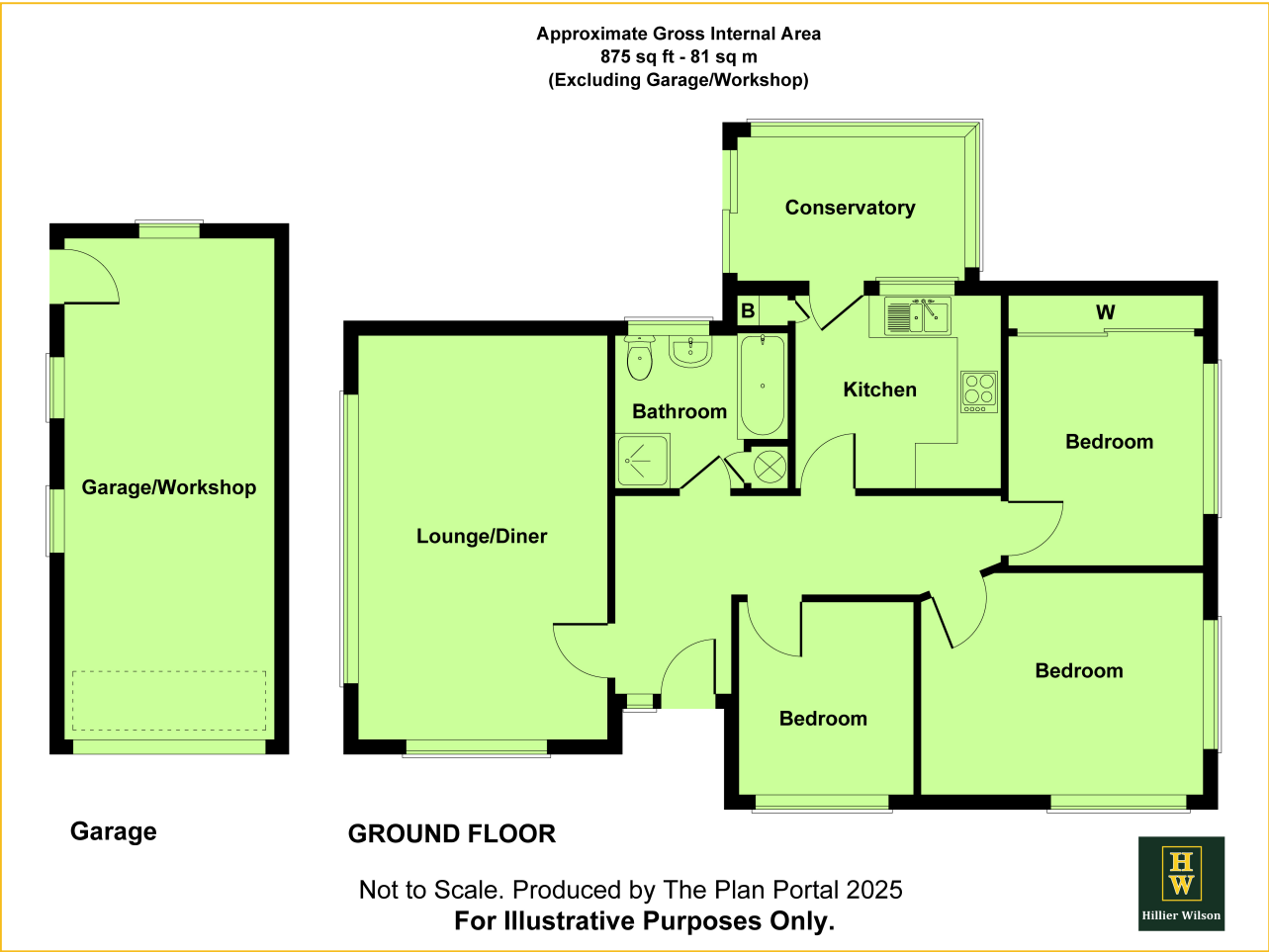


14 Whitby Avenue
Broadstone BH18 8HN

Price **£395,000** Freehold



A WELL PRESENTED THREE BEDROOM DETACHED BUNGALOW SITUATED IN A QUIET AND POPULAR RESIDENTIAL LOCATION, OCCUPYING A SIZEABLE CORNER PLOT.



*** ENTRANCE HALLWAY**

*** LOUNGE/DINER 18'6" X 11'5" (5.66m x 3.50m)**

*** KITCHEN 9'5" X 8'10" (2.89m x 2.46m)**

*** CONSERVATORY/UTILITY 10'5" X 6'7" (3.20m x 2.04m)**

*** BEDROOM ONE 12'11" X 10'2" (3.69m x 3.10m)**

*** BEDROOM TWO 10'6" X 8'11" (3.23m x 2.47m)**

*** BEDROOM THREE 8'10" X 8' (2.46m x 2.43m)**

*** FAMILY BATHROOM 7'11" X 7'9" (2.16m x 2.40m)**

*** DRIVEWAY PARKING**

*** SINGLE DETACHED GARAGE**

*** FRONT, SIDE AND REAR GARDENS**

*** UPVC DOUBLE GLAZED**

*** GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

At the front of the property a UPVC double glazed frosted front door with matching side screen gives access into the entrance hallway which has wood effect laminate flooring and loft access via a hatch. The light and airy lounge/diner has large window to front aspect, further window to side, wood effect laminate flooring, TV point and fireplace with inset woodburner and floating wooden mantel. The kitchen has window and door to side, range of wall and floor mounted cupboards, roll top working surfaces, part tiled walls, wood effect laminate flooring, one and a quarter single sink with drainer and mixer tap, cupboard housing 'Glow Worm' boiler, space for tall fridge/freezer and integrated appliances to include oven, four ring induction hob and extractor fan over. Off the kitchen is the conservatory/utility which has tiled flooring, space and plumbing for washing machine and sliding door giving access to the garden.

Bedroom one has windows to side and rear aspect with pleasant views over the rear garden. Bedroom two has window to rear aspect with pleasant views over the rear garden and benefits from fitted wardrobes with sliding doors. Bedroom three has window to side aspect and wood effect laminate flooring. The family bathroom has frosted window to side aspect, airing cupboard with hot water tank and slatted shelving, towel ladder radiator, low level flush WC, pedestal wash hand basin with mixer tap, shower cubicle with 'Triton' shower and bath with mixer tap and shower attachment over.

To the front and side of the property are areas laid to lawn with mature shrub borders and central pathway leading up to the front door. One of the main features to this well proportioned bungalow is the secluded rear garden which is laid to lawn with an area laid to patio providing seating, all of which are bound by timber fence and mature shrub borders. Hard stand for greenhouse. Timber gate giving access to the front. To the rear of the property a driveway provides off road parking for a number of vehicles in turn leading to the single detached garage which has up and over door, light, power and window and door to side. To the right hand side of the garage is a further area which could provide storage or additional parking.





DIRECTIONS:

From Broadstone Broadway, heading towards the main roundabout, turn left into York Road and Whitby Avenue is the fifth turning on the right.

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: R2008