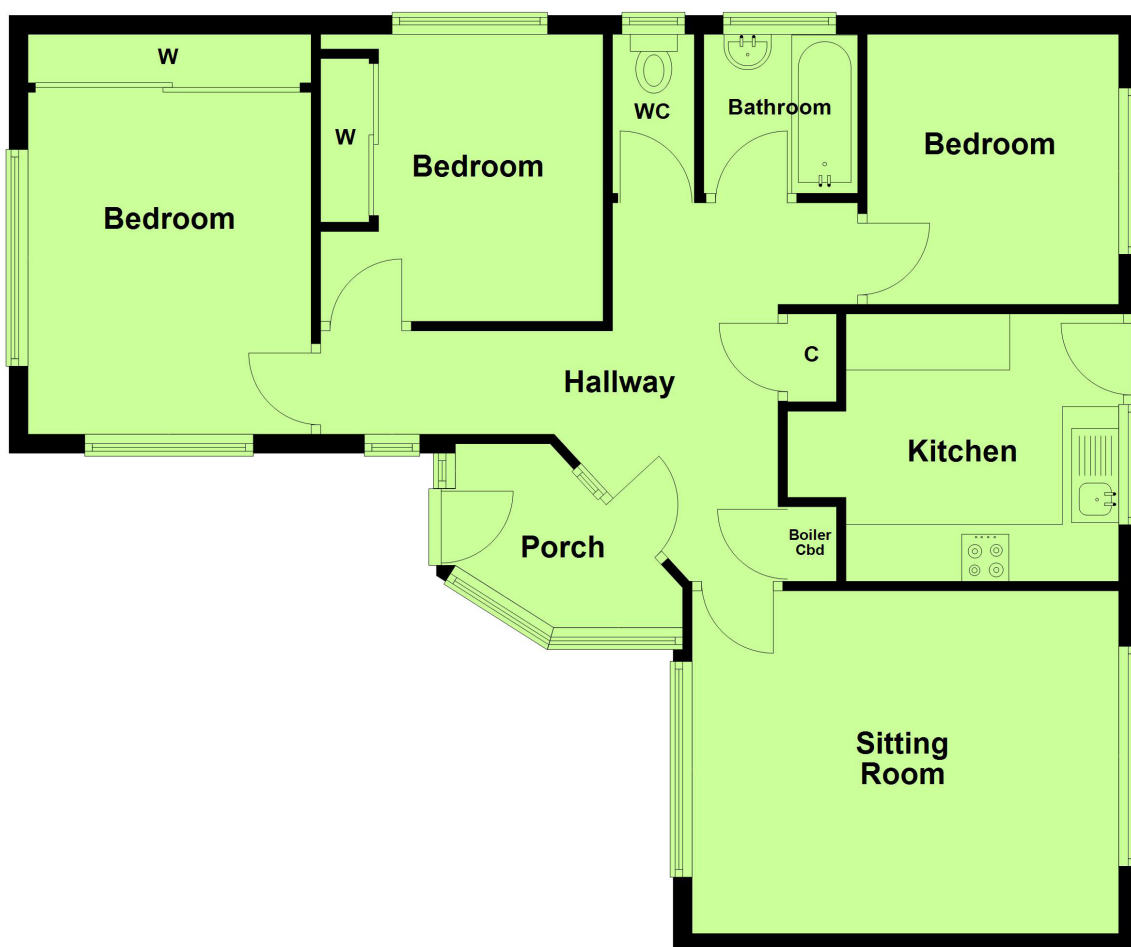


1 Troon Road
Broadstone BH18 9BA

Price Guide **£475,000** Freehold



A WELL PRESENTED THREE BEDROOM
DETACHED BUNGALOW OCCUPYING A
SIZEABLE MATURE CORNER PLOT,
OFFERED TO THE OPEN MARKET WITH
NO FORWARD CHAIN.

**Ground Floor**

Total area: approx. 77.9 sq. metres (838.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given
Plan produced using PlanUp.

- * ENTRANCE PORCH 8' (MAXIMUM) x 5'8" (MAXIMUM) (2.43m x 1.76m)**
- * HALLWAY 16'2" (MAXIMUM) x 13'5" (MAXIMUM) (4.93m x 4.11m)**
 - * SITTING ROOM 14'8" x 11'9" (4.51m x 3.62m)**
 - * KITCHEN 11'5" x 9'2" (3.5m x 2.8m)**
- * BEDROOM ONE 12' TO WARDROBE FRONT x 9'8" (3.65m x 2.98m)**
 - * BEDROOM TWO 10'1" x 9'8" (3.07m x 2.98m)**
- * BEDROOM THREE/DINING ROOM 9'5" x 8'8" (2.89m x 2.68m)**
 - * FAMILY BATHROOM 5'7" x 5'3" (1.73m x 1.61m)**
 - * CLOAKROOM 5'7" x 2'6" (1.73m x 0.79m)**
 - * SINGLE GARAGE 18' x 9'2" (5.48m x 2.8m)**
 - * DRIVEWAY PARKING**
 - * FRONT, SIDE AND REAR GARDENS**
 - * DOUBLE GLAZING**
 - * GAS FIRED CENTRAL HEATING**
- * POTENTIAL TO EXTEND (SUBJECT TO PLANNING PERMISSION)**







ABOUT THIS PROPERTY

The double glazed front door gives access into the entrance porch which has tiled flooring and a double glazed frosted door with matching side screen leads through to the spacious entrance hallway which has feature circular frosted window to side aspect, loft access via a hatch with loft ladder and two useful storage cupboards; one of which houses the Worcester wall mounted boiler. The light and airy sitting room has windows to front and rear aspects, TV point, telephone point and central fireplace with inset gas fire with ornate surround and mantel. The modern fitted kitchen has window and door to rear, range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, single sink with drainer and mixer tap, numerous drawers, space for tall fridge/freezer and integrated appliances to include washing machine, oven, grill, four ring ceramic hob and extractor fan over.

Bedroom one has windows to front and side aspects and benefits from fitted wardrobes with mirrored front. Bedroom two has window to side aspect and also benefits from fitted wardrobes with mirrored front. Bedroom three (currently being used as a dining room) has window to rear aspect with pleasant views over the garden. The modern fitted family bathroom has frosted window to side aspect, fully tiled walls, pedestal wash hand basin with hot and cold tap and panel enclosed bath with hot and cold tap and shower over. The separate cloakroom has frosted window to side aspect, fully tiled walls and low level flush WC.

To the front and side of the property is a large well maintained garden being laid to lawn with central pathway leading to the front door. To the rear of the property is a driveway providing off road parking for a number of vehicles in turn leading to the single garage which has up and over door, light, power and personal door to side. The low maintenance rear garden is mainly laid to slabs providing ample seating, bound by timber fence and mature shrub borders. There is hardstanding for garden shed. Access along the side of the property via a timber gate in turn leads to the front.



**DIRECTIONS:**

From The Broadway proceed to the Broadstone roundabout and take the third exit into Higher Blandford Road. At the Springdale Road traffic lights continue straight across and take the first right hand turning on the right into Fairview Road. Troon Road is the second turning on the right hand side.

COUNCIL TAX: Band D BCP Council (Poole)

ENERGY EFFICIENCY RATING: To be confirmed

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: R2044