Hillier Wilson

01202 693388
hillierwilson.co.uk

17 Fairview Crescent
Broadstone BH18 9AL

Price **£550,000** Freehold

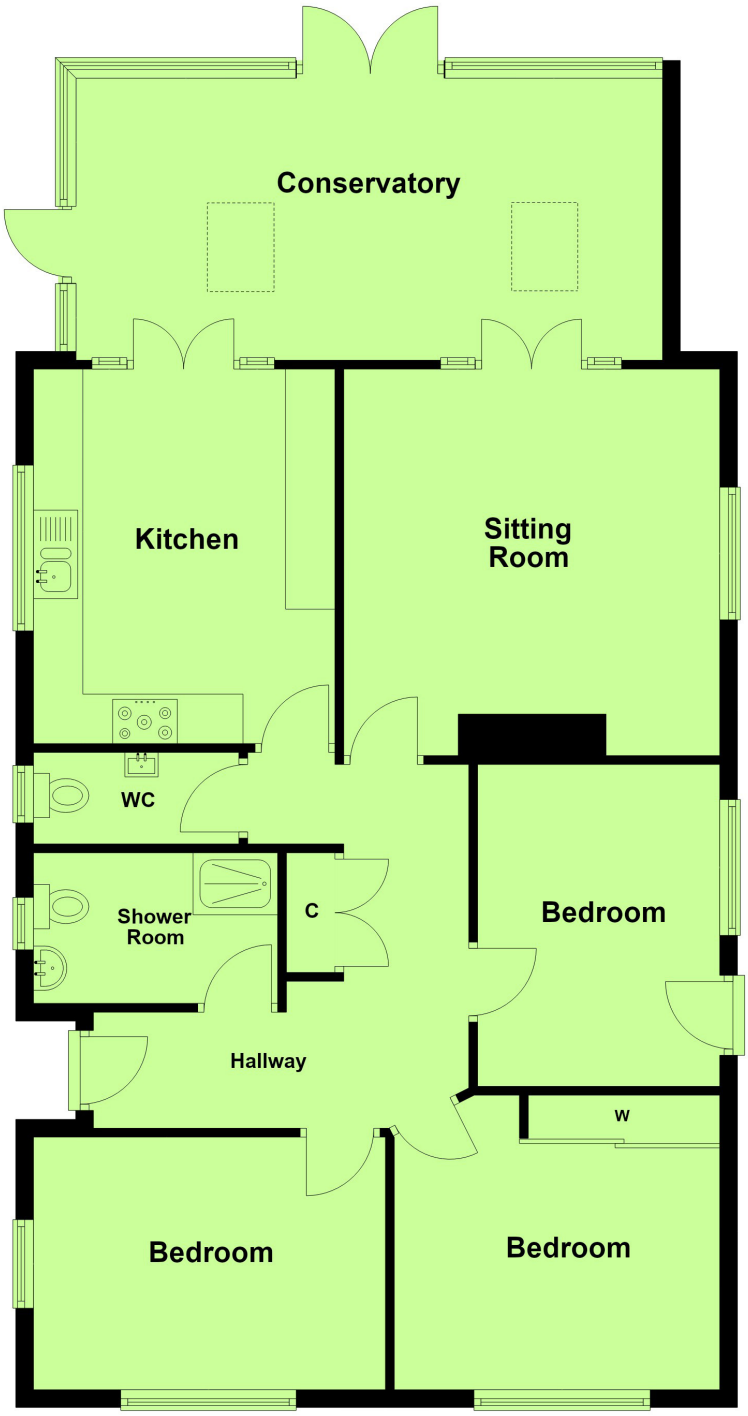


A THREE BEDROOM DETACHED BUNGALOW SITUATED IN A QUIET AND POPULAR RESIDENTIAL LOCATION, BENEFITTING FROM CONSERVATORY AND DETACHED DOUBLE GARAGE. OFFERED TO THE OPEN MARKET WITH NO FORWARD CHAIN.

188 The Broadway, Broadstone, Dorset BH18 8DP
homes@hillierwilson.co.uk
Registration No 4898287 • Registered Office 188 Lower Blandford Road, Broadstone, Dorset BH18 8DP

OnTheMarket rightmove

Ground Floor



Total area: approx. 110.0 sq. metres (1184.4 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 effenciency can be given
Plan produced using PlanUp.

* **L-SHAPED ENTRANCE HALLWAY 14'6" x 13'2" (4.45m x 4.02m)**
* **CLOAKROOM 7'7" x 3'4" (2.34m x 1.03m)**
* **SITTING ROOM 14'4" x 13'9" (4.38m x 4.23m)**
* **KITCHEN 14'6" x 11'2" (4.45m x 3.41m)**
* **CONSERVATORY 22'3" x 11'2" (6.79m x 3.41m)**
* **BEDROOM ONE 12'1" x 10'8" (3.68m x 3.29m)**
* **BEDROOM TWO 12'9" x 9'4" (3.93m x 2.86m)**
* **BEDROOM THREE 11'9" x 9'1" (3.62m x 2.77m)**
* **FAMILY SHOWER ROOM 9'1" x 5'6" (2.77m x 1.7m)**
* **FRONT AND REAR GARDENS**
* **DRIVEWAY PARKING**
* **DETACHED DOUBLE GARAGE**
* **UPVC DOUBLE GLAZED**
* **GAS FIRED CENTRAL HEATING**













ABOUT THIS PROPERTY

At the side of the property via an open storm porch, a UPVC double glazed frosted front door gives access into the spacious L-shaped entrance hallway which has loft access via a hatch and two storage cupboards, one of which housing the 'Vaillant' wall mounted boiler. The cloakroom comprises frosted window to side, low level flush WC and vanity unit with inset wash hand basin, mixer tap and tiled splashback. The sitting room has window to side, TV point, telephone point and central fireplace with wood burner and marble effect hearth. The kitchen has window to side, range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, one and a quarter single sink with drainer and mixer tap, tiled flooring, space for Range cooker and integrated appliances to include fridge, freezer and dishwasher. The spacious conservatory has windows to side and rear, double opening doors leading to the garden, two Velux windows, tiled flooring and access into the sitting room and kitchen.

Bedrooms one and two both have windows to front with bedroom one benefitting from fitted wardrobe with sliding doors. Bedroom three has window and frosted door to side. The modern fitted family shower room has frosted window to side, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and shower cubicle with shower.

To the front of the property is a small area laid to lawn and a tarmac driveway proceeding down the side, providing off road parking for a number of vehicles, which in turn leads to the detached double garage which has up and over door, light and power. The rear garden has a patio running adjacent providing seating in turn leading to the remainder which is laid to lawn, hardstanding for two sheds and greenhouse. Access along the side, via double timber gates, in turn leads to the front.





DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the third exit into Higher Blandford Road. Fairview Crescent is the second turning on the right hand side.

COUNCIL TAX: Band D BCP (Poole) Council.

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: R2166