Hillier Wilson

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118 Northbrook Road
Broadstone BH18 8HG

Price **£430,000** Freehold



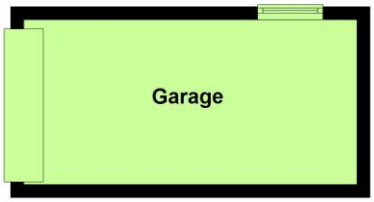
A THREE BEDROOM DETACHED BUNGALOW
SITUATED ON A SIZEABLE CORNER PLOT,
BENEFITTING FROM NO FORWARD CHAIN.

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OnTheMarket rightmove

Ground Floor





Total area: approx. 110.2 sq. metres (1186.1 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.

* **ENTRANCE PORCH**

* **ENTRANCE HALLWAY**

* **SITTING ROOM 22'4" X 11'4" (6.82m x 3.47m)**

* **KITCHEN 11'8" X 10'9" (3.59m x 3.32m)**

* **BEDROOM ONE 12'6" X 10'9" (3.84m x 3.32m)**

* **BEDROOM TWO 11'8" X 11'6" (3.59m x 3.53m)**

* **BEDROOM THREE 10'9" X 9'9" (3.32m x 3.01m)**

* **SHOWER ROOM 5'9" X 5'3" (1.79m x 1.61m)**

* **CLOAKROOM 5'9" X 2'5" (1.79m x 0.76m)**

* **FRONT, SIDE AND REAR GARDENS**

* **DETACHED GARAGE**

* **UPVC DOUBLE GLAZED**

* **GAS FIRED CENTRAL HEATING**













ABOUT THIS PROPERTY

A double glazed frosted door gives access into the entrance porch which has window to front and via a timber glazed frosted door with matching side screen gives access into the spacious entrance hallway which has loft access via a hatch and airing cupboard with shelving. The light and airy lounge has three windows to side, further window to rear with pleasant views over the garden, frosted door to side, TV point and central fireplace with inset gas fire with brick surround and wooden mantel. The kitchen has window to rear, double glazed frosted door to side, storage cupboard, range of wall and floor mounted cupboards, roll top working surfaces, part tiled walls, wall mounted boiler, one and a quarter single sink with drainer and mixer tap, space for tall fridge/freezer and washing machine and integrated appliances to include oven, grill, four ring gas hob and extractor fan over.

Bedroom one has window to front, TV point, fitted drawers and built in wardrobes with sliding mirrored front. Bedroom two has windows to front and side. Bedroom three has window to side and benefits from fitted drawers and wardrobes with sliding mirrored front. The family shower room has frosted window to rear, fully tiled walls, shaver point, low level flush WC, pedestal wash hand basin with hot and cold tap and shower cubicle with 'Mira' shower. The separate cloakroom has frosted window to rear, fully tiled walls and low level flush WC.

To the front and side of the property are areas laid to decorative shingle, mature shrubs and steps leading to the front door, all of which are bound by low level brick wall and timber fence borders. The sizeable and low maintenance rear garden provides ample seating, areas laid to shingle and mature shrubs, all of which are bound by brick wall borders. Hard stand for shed. At the side, double opening timber gates give access to a driveway in turn leading to the single detached garage which has up and over door, window to side, light and power. Access down both sides via a timber gate in turn leads to the front.





DIRECTIONS:

From The Broadway proceed down York Road taking the fourth turning on the right into Northbrook Road.

COUNCIL TAX: Band D BCP (Poole) Council

ENERGY EFFICIENCY RATING: Band D

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: R2116