



BROADFIELDS CLOSE, MILFORD ON SEA
OIEO £550,000 FREEHOLD

A WELL PROPORTIONED THREE BEDROOM SEMI-DETACHED BUNGALOW, SUPERBLY POSITIONED ON A QUIET CLOSE IN MILFORD ON SEA; WHILST BEING A SHORT, LEVEL AND SCENIC WALK TO THE VILLAGE CENTRE.

Milford on Sea | 01590 642641 |



THE PROPERTY:

Covered entrance porch with tiled step and double glazed front door provides access to the

Entrance Hallway

Single door built in airing cupboard housing the floor mounted boiler. Recessed area with telephone point and wall mounted alarm. Loft hatching giving access to the large roof space above. Doors off to all accommodation, including door to the

Sitting Room

Double glazed full width windows to the front. Purbeck stone fire surround with wooden mantle, incorporating an open gas fire. Plastered arch leads to the

Dining Room

Double glazed window to the front. Recessed area for display cabinet and shelving with fitted double cupboard below. Further door leads to the

Kitchen

Rolled edge work surface in part to four walls, with a range of base and drawer units below and matching wall mounted units over. Single bowled stainless steel sink inset to the work surface with mono tap over. Space and plumbing for washing machine. Four-ringed electric hob with matching electric double oven below and fitted extractor fan and light above. Space for upright fridge freezer. Quarry tiled flooring. Part-tiled walls. Georgian style double glazed door with adjacent double glazed window give access out to the rear garden. Further part-wooden and glazed returning door to the entrance hallway.

Bedroom One

Double glazed window to the rear. Double bi-folding doors to the built in wardrobe with hanging space and separate storage above.

Bedroom Two

Double glazed window to the front. Built in wardrobe with double doors and both hanging rail plus separate storage space above.

Bedroom Three

Double glazed window to the rear. Double doored built in wardrobe with hanging rail and separate storage. Parquet flooring.



Cloakroom

Double glazed window to the side. Matching unit comprising low level W/C and wall mounted wash hand basin. Quarry tiled flooring. Part-tiled walls.

Family Bathroom

Obscure double glazed window to the side. Matching suite comprising pedestal wash hand basin panelled bath with electric shower over. Quarry tiled flooring. Tiling to all visible wall space.

OUTSIDE:

The front garden has been laid mainly to lawn with a range of mature shrubs and bushes. There is a concrete driveway, which provides off-road parking for a number of cars, with an adjacent patio pathway leading to the front door. The driveway leads in turn to the attached garage, which is accessed via an electric up-and-over door and has the benefit of both power, lighting and a cold water tap. There is also a further loft hatch leading into the loft space above.

The rear garden is enclosed to all sides by timber fencing. There is a patio area from the kitchen, with the remainder laid mainly to lawn with earth dug

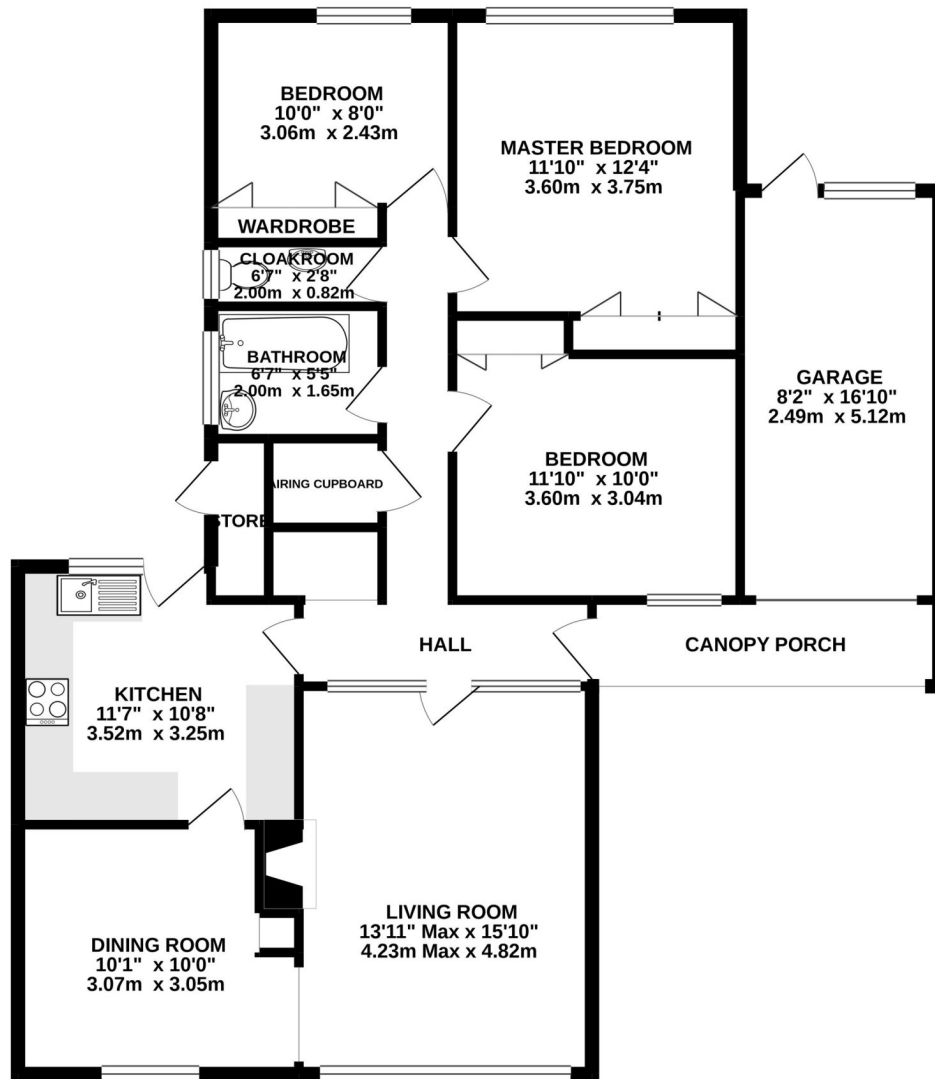
borders, containing an array of shrubs and bushes. There is a wooden summerhouse to the back, as well as a storage shed and pedestrian rear access to the garage.

SITUATION:

The property is positioned in a highly sought after area of Milford on Sea, being situated on a quiet close of only seven properties. This peaceful close also benefits from being a short, level and scenic walk into the village centre and all of its excellent amenities.



GROUND FLOOR
1173 sq.ft. (108.9 sq.m.) approx.



TOTAL FLOOR AREA : 1173 sq.ft. (108.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC