



3 LAVENDER WAY, BROADSTONE, DORSET, BH18 9NN

£465,000 FREEHOLD

A MODERN 2 DOUBLE BEDROOM DETACHED BUNGALOW, FOR SALE WITH NO FORWARD CHAIN, STANDING ON A LARGE GARDEN PLOT ON THE APPROACH TO A SMALL RESIDENTIAL CUL-DE-SAC, ABOUT 1.5 MILES FROM THE CENTRE OF BROADSTONE.

SUMMARY:

The property, which is of traditional construction, with facing brick and cement render elevations, a concrete interlocking tiled roof, gas central heating and double glazing, has been well maintained and refurbished. It benefits from a fully boarded loft with a Velux window, ample off road parking and a garage (with adjacent utility room and cloakroom.)

Lavender Way is quietly situated, close to the Roman Road and scenic walks at Upton Heath SSSI.

AT A GLANCE

- No forward chain
- 2 double bedrooms
- Standing on a large garden plot
- Small residential cul-de-sac
- Garage and ample off road parking



DESCRIPTION:

There is a spacious reception hall with tiled floor, airing cupboard, and access (via retractable ladder) to a fully boarded loft with a Velux window to the rear. The dual aspect lounge/dining room has a brick fireplace (with gas fire), a range of display shelving, and French doors to the garden. The kitchen has been re-fitted with contemporary style high gloss units, induction hob, extractor hood, Bosch electric oven, integrated dishwasher, space for upright fridge-freezer, cupboard containing the gas central heating boiler, fitted water softener, and door to the rear garden.

Bedroom 1 is a dual aspect room with built-in wardrobes and bedroom 2 has fitted wardrobes. There is a bath/shower room with bath, shower cubicle, concealed cistern WC and wash basin.

A long, block paved driveway provides ample off road parking. The garage has lighting and power points, and a door connecting to a utility room (with space and plumbing for washing machine and tumble dryer) and a cloakroom with WC and wash basin.



The open plan front garden has a lawn interspersed with shrubs, and an established oak tree, and a side gate leads to the nicely enclosed, landscaped rear garden which offers a large degree of privacy, and features lawns, shrubs, seating area and timber shed.

LOCATION:

Broadstone provides an excellent range of shops including an M & S Food Hall, pubs and restaurants, a large recreation park, a sports complex and a championship golf course. There are 2 first schools, a middle school and, between Broadstone and Corfe Mullen, Corfe Hills secondary school. Boys' and girls' grammar schools are nearby, and there is good access to independent schools eg Dumpton, Castle Court and Canford. The market town of Wimborne Minster is approximately 3 miles to the north, whilst the coastal town of Poole, 3 miles to the south, has a mainline rail link to London Waterloo.

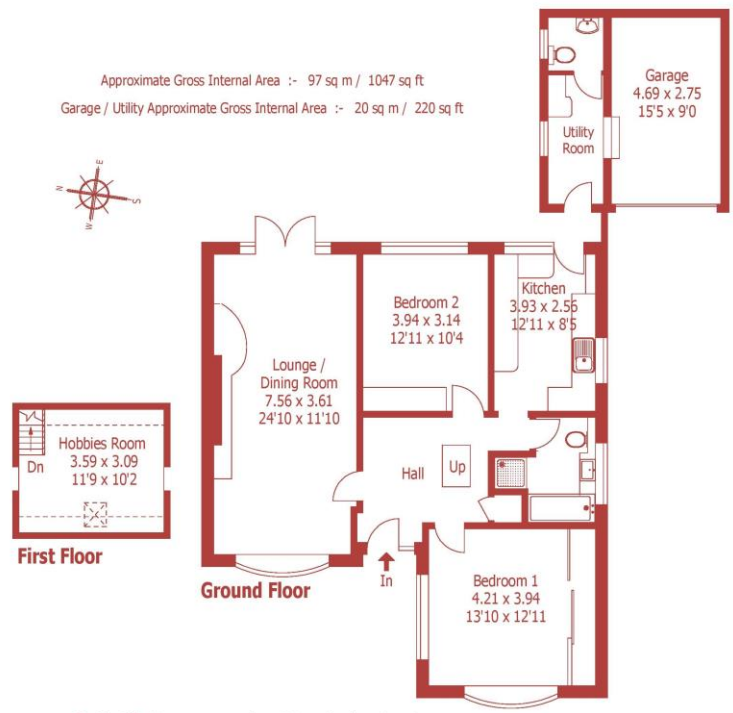
COUNCIL TAX:

Band D

DIRECTIONS:

From the shopping area in The Broadway, proceed to the roundabout and take the second exit into Clarendon Road. At the far end, at the T-junction with Roman Road, turn right. Turn left into Corfe Lodge Road and, just before it becomes a private road, turn left into Lavender Way, and number 3 can be found on the left hand side.





This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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