



14A Skipton Close, Broadstone BH18 8HH

A neat and tidy good looking detached bungalow built in recent years, located in a quiet cul-de-sac about a mile from Broadstone high street. Offered for sale with No Forward Chain.

EPC: 75 Council Tax Band: D Price: £349,950 Freehold

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Key Features

- TWO BEDROOMS WITH BUILT IN WARDROBES
- OPEN PLAN KITCHEN WITH FEATURE ISLAND
- LIVING/DINING AREA
- SHOWER ROOM
- CARPORT
- GOOD SIZE DRIVEWAY
- SUNNY GARDEN
- AIR SOURCE HEAT PUMP AND SOLAR PANELS
- NO FORWARD CHAIN
- MUST BE SEEN

The Property

Quietly situated in a mature residential cul-de-sac, here is an opportunity to acquire a modern, attractive two bedroom detached bungalow, constructed with an emphasis on low running costs, having the benefit of solar panels, together with an air source heat pump and underfloor heating.

Upon entering the property via an entrance porch, a UPVC door leads to the hallway with a door leading to a fixed ladder to the boarded loft space with light. Adjacent to this cupboard area is a further linen cupboard, together with plumbing for a washing machine. There is an excellent kitchen/dining/living room with feature island. This room has a wide bay window affording a good degree of natural light and

space. From the side door, there is a small conservatory with access to both the front and rear of the property.

Both bedrooms have a range of built in wardrobes with mirrored sliding doors. There is a shower room with enclosed step-in shower with additional jet-wash function, together with rain shower, sink with cupboard and close couple WC and heated towel rail.

Outside, there is the enclosed garden located to the front of the property. This has a pergola with patio/entertaining area bordered by mature conifer hedging and timber panelled fencing. The remainder of the garden is laid to shingle for ease of maintenance. A block paved driveway provides parking for two cars and continues via timber double gates to a carport.

Ground Floor

Approx. 61.8 sq. metres (665.3 sq. feet)



Total area: approx. 61.8 sq. metres (665.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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