



Broadmead  
Broadmayne

 **PARKERS**  
PROPERTY CONSULTANTS & VALUERS





Offered for sale with no forward chain is this delightful two bedroom detached bungalow, favourably situated on a corner plot enjoying a quiet cul-de-sac location within the popular village of Broadmayne. The property boasts light and spacious accommodation that is presented to a high standard throughout comprising generous open plan living accommodation, a conservatory, two good size double bedrooms and a tastefully fitted shower room. Externally the property offers enclosed surrounding gardens and a single garage. EPC rating D.

Broadmayne is a popular Dorset village offering a number of local amenities including popular public house, village hall, first school, local store and post office, two churches and a community hall. The area offers an abundance of walking and cycling routes and the World Heritage Jurassic coastline is a short drive away. Close by is the county town of Dorchester, home to the Brewery Square development and the County Hospital. The town also boasts train links to London Waterloo and Bristol Temple Mead.



This delightful property boasts wonderful open plan living accommodation comprising a generous sitting room that receives plentiful natural light gained via a large double glazed window that enjoys a front facing aspect. The room is finished in neutral décor and features an attractive central fireplace that houses a coal effect fire.

An opening leads through to the impressive kitchen, offering a wealth of integral appliances and fitted to a high standard with a central island and a comprehensive range of wall and base level units that provide ample storage options with work surface over.

French doors lead to a spacious lantern style conservatory that takes full advantage of the lovely outlook onto the garden.

The property benefits from two generous double bedrooms. The principal bedroom boasts a separate dressing room with fitted wardrobes that provide an abundance of storage options. A door provides access to a Jack and Jill shower room, fitted to an extremely high standard with a suite comprising a low level wc, a wash hand basin and a walk in shower cubicle.

Externally the property enjoys surrounding gardens that are laid predominately to lawn with a paved pathway that leads around the outside of the property, creating disabled friendly access.

There is a single garage with up and over door, power and light.

**GROUND FLOOR**  
1235 sq.ft. (114.8 sq.m.) approx.

**Room Dimensions:**

Sitting Room	4.95m x 3.40m (16'03" x 11'02")
Kitchen	5.44m x 2.64m (17'10" x 8'08")
Conservatory	5.97m x 2.51m (19'07" x 8'03")
Bedroom One	4.72m x 3.02m (15'06" x 9'11")
Bedroom Two	4.14m x 3.68m (13'07" x 12'01")

**Services:**

Mains gas, electricity, water and drainage are connected.  
Gas fired central heating.

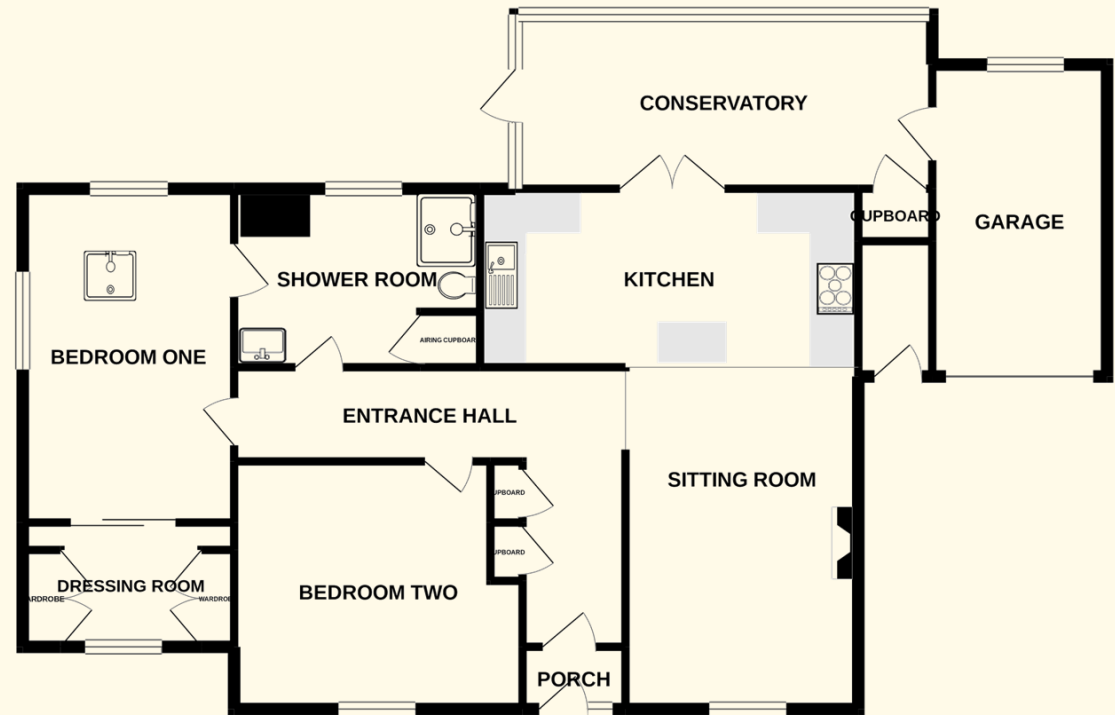
**Local Authorities:**

Dorset Council,  
South Walks House,  
South Walks Road,  
Dorchester,  
Dorset,  
DT1 1UZ  
Tel: 01305 211970

We are advised that the council tax band is D

**Viewings:**

Strictly by appointment with the sole agents:  
Parkers Property Consultants and Valuers Tel: 01305 340860



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TOTAL FLOOR AREA: 1235 sq.ft. (114.8 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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