

1157 sq. ft. (107.5 sq.m.) approx.

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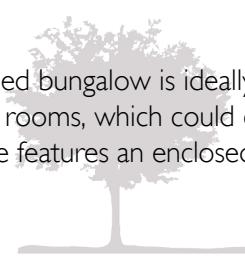
Independent Property Consultants and Valuers



Broadmead, Broadmayne

Price guide £350,000

Offered with no onward chain, this charming two/three-bedroom, link-detached bungalow is ideally situated in a cul-de-sac location, within the desirable village of Broadmayne. The property further boasts versatile living spaces, including two flexible reception rooms, which could easily serve as an additional bedroom if desired, a kitchen, a bright sunroom, family shower room and en-suite facilities to the main bedroom. Externally, the home features an enclosed rear garden which has been thoughtfully landscaped, a garage, and driveway providing off-road parking. EPC rating D.



Situation

Broadmayne is a highly sought-after village in Dorset, offering a wonderful mix of local amenities and a strong sense of community. The village is home to a welcoming family-friendly public house, a village hall with a playing field and playground, a local store, post office, and two churches. Families will appreciate the nearby first school and the excellent educational options within the area, including St Mary's Middle School in Puddletown and Thomas Hardy School in Dorchester. For those who love the outdoors, Broadmayne is surrounded by an abundance of scenic walking and cycling routes, with the breathtaking World Heritage Jurassic Coastline just a short drive away. Ringstead Beach, one of the area's hidden gems, is only a few minutes away and conveniently, the property is close to the county town of Dorchester, which is home to the Brewery Square development, the County Hospital, and excellent transport links, including train services to London Waterloo and Bristol Temple Meads.

**Accommodation****Entrance**

Upon entry, you are lead in to a porch area, creating an ideal space to decant outdoor wear. From there, you are taken through into the property's hallway with access offered to the majority of rooms. Fitted storage is also located in the hallway.

Sitting Room

Located to the front of the property, is the sitting room, a good-size space featuring a large front-aspect window that fills the room with natural light and a central fireplace with newly fitted gas fire, surround and mantle.

**Kitchen**

The modern kitchen has been fitted with a range of wall and base level units with worksurfaces over and tiled splashback. There are two glass fronted display cabinets with shelving. Integral appliances include a Neff double oven and four-ring electric hob with extractor hood above. Space is allocated for further appliances and a breakfast bar area is also offered.

Sun Room

A fully insulated sun room provides further living accommodation to the property, with lantern style Velux window and tiled flooring throughout. French doors open directly onto the rear garden.

**Dining Room/Bedroom Three**

This versatile room offers the flexibility to be used as either a dining room or a bedroom, depending on your needs. A large rear-aspect window provides a delightful view of the garden and allows plenty of natural light to fill the space.

Bedrooms

There are two double bedrooms at the property, both benefitting from fitted wardrobes with sliding doors and bedroom one further benefits from an en-suite shower room with WC and wash hand basin.

Family Shower Room

The family shower room has been furnished with a suite consisting of a good-size double shower cubicle, WC and wash hand basin. The room offers several storage options and fully tiled walls.

**Outside**

Externally, there is a fully enclosed rear garden with flower bed borders. The space is primarily laid to lawn, complemented by a paved patio that extends along the back of the house. The garden has been very well landscaped, creating a beautiful and inviting outdoor space. Additionally, a separate paved area provides the perfect spot for outdoor furniture. To the front of the home, there is a shingled front garden with a variety of shrubs. Furthermore, there is a driveway and an attached garage, which can also be accessed internally.

Agents Notes

Please be advised a planning application for the development of up to 80 residential dwellings has been granted in regards to the land adjacent to Broadmead, Broadmayne. For further information please visit the Dorset Council planning website - (planning application P/OUT/2021/05309).

Flood Risk

Surface Water - Very Low Risk

Rivers and the Sea - Very Low Risk

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Services

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

**Local Authorities**

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

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

**Important notice. Parkers notify that:**

- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact

- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.