



46 Abbotsbury Road, Broadstone, Poole, Dorset, BH18 9DD

Asking Price £400,000

- Detached Home with Private Home Office
- Dedicated Lower Level Workspace - Ideal for Remote Working
- Raised Deck Terrace off the Kitchen - Perfect for Entertaining
- Underfloor Heating In Hallway & Bathroom
- Off Road Parking for Multiple Vehicles
- Two Double Bedrooms with Built-In Storage
- High Spec Kitchen with Neff Appliances & Boiling Water Tap
- Hot Tub & Tiered Garden with Lawn
- Refurbished Throughout to a High Standard
- Previous Planning Approval Obtained for Extension

46 Abbotsbury Road, Poole BH18 9DD

We are delighted to offer for sale this recently refurbished, and immaculately presented detached bungalow, situated on a quiet and highly sought after road in Broadstone.



Council Tax Band: D



Abbotsbury Road

A recently refurbished detached home on one of Broadstone's most popular residential roads, with a dedicated lower level home office and a tiered garden - ideal for couples, professionals, or anyone looking for a turnkey property with genuine 'work from home' space.

Step inside to a bright entrance hall with underfloor heating, leading through to a living and dining room with plenty of natural light. The kitchen is a real standout feature - fully fitted with Neff appliances and a boiling water tap.

Both bedrooms are true doubles, with the main bedroom benefiting from built in wardrobes. The bathroom has been finished to a high specification with underfloor heating and contemporary fittings.

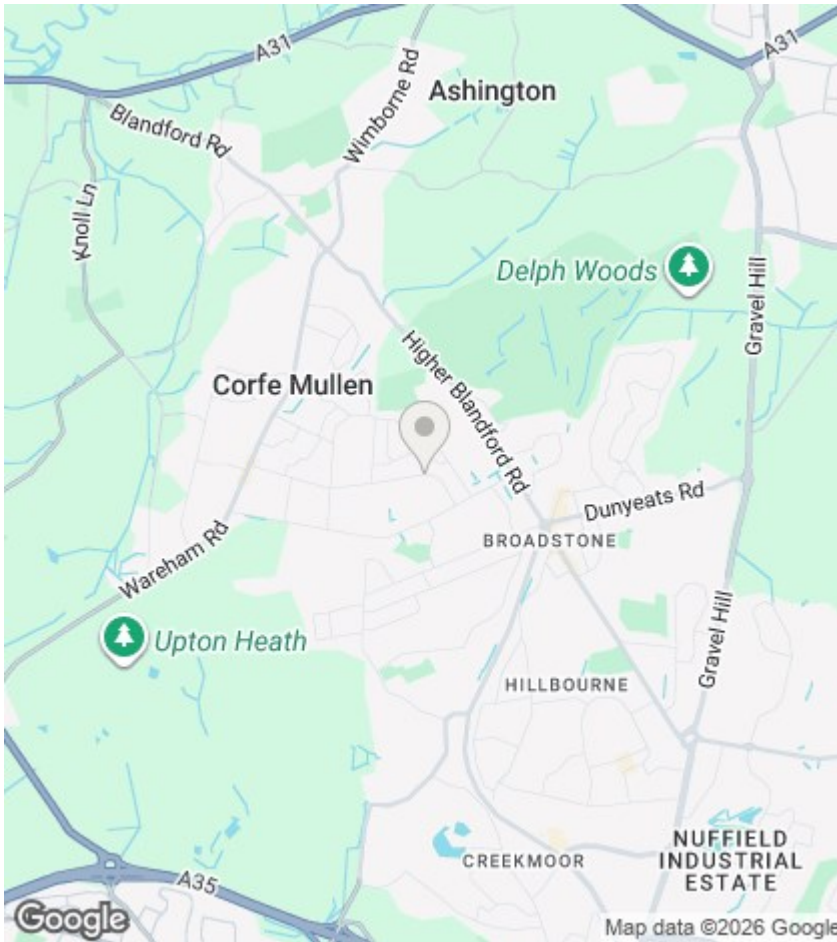
Where this property really comes into its own is outside... From the kitchen, step out onto a raised deck terrace, which is a natural extension of the living space for morning coffee or evening drinks. Below, steps lead down to a generous lawned garden with a hot tub, storage shed, and plenty of room to enjoy.

At lower ground level, a self contained office provides a proper workspace away from the main home - no spare bedroom desk compromises. It's a genuine extra room that suits remote working or a creative studio.

It's also worth noting that planning approval has previously been granted for extending the property, and a number of neighbouring homes along the road have already been developed - offering buyers the option to add further space and value in the future if desired.

Located just a short walk from Broadstone village with its independent shops, cafés, and restaurants, and with off road parking for several vehicles, this is a home that's ready to move into without lifting a finger.

To arrange a viewing, or for more information, please contact our Upton branch.



Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

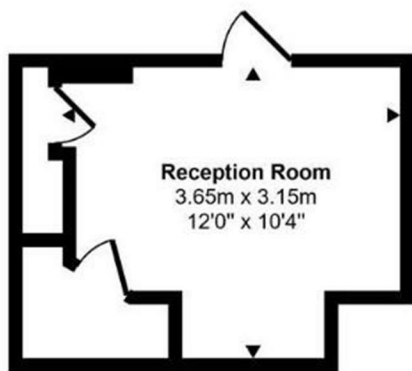
Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

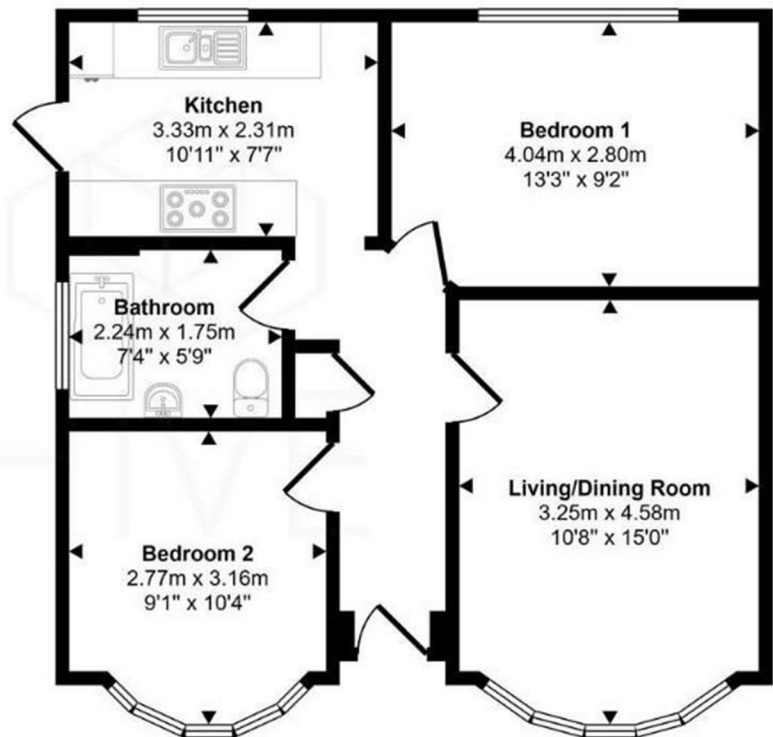
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Lower Ground Floor



Ground Floor