



Broad Bush, Blunsdon, SN26 7DH

£750,000  
(Subject to Contract)

*Hanley's*

# Broad Bush Blunsdon SN26 7DH

A well presented three bedroom detached chalet style property situated in the sought after village of Blunsdon, set in approximately half an acre with a large established garden and ample parking to the front and side. The accommodation comprises: Entrance porch, entrance hall with storage cupboard, kitchen/breakfast room with built-in double oven and hob, dual aspect living room with fireplace and gas fire inset, archway to the dining room with patio doors opening onto the rear garden, cloakroom/boiler room, ground floor bedroom and a re-fitted shower room. To the first floor: landing with storage cupboard and airing cupboard, shower room and two double bedrooms. Outside to the rear is a large private garden, surrounded by mature trees and shrubs with a selection of fruit trees and a large sweeping patio area. To the front is a carriage driveway (in and out) and parking for several vehicles leading to the double garage with power, light and eaves storage and a personal door to the rear garden. The property further benefits from gas radiator central heating, double glazing, eaves storage and drainage to private sewerage system. The property is offered for sale with no onward chain and has been selected by the Blunsdon East Neighbourhood plan as a site for proposed residential development with potential allocation for approximately two dwellings.



**2 Bathrooms**



**3 Bedrooms**



**2 Receptions**

**EPC: E49**

**Council Tax Band: F**

**Tenure: Freehold**



**DISCLAIMER.** These particulars, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Floor plan measurements and distances are approximate only. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.







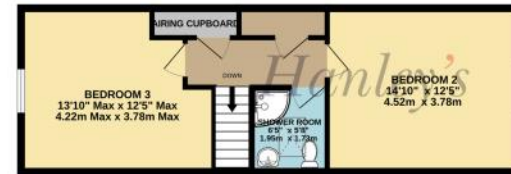




GROUND FLOOR  
1084 sq. ft. (100.7 sq.m.) approx.



1ST FLOOR  
470 sq. ft. (43.7 sq.m.) approx.



GARAGE  
444 sq. ft. (41.2 sq.m.) approx.



