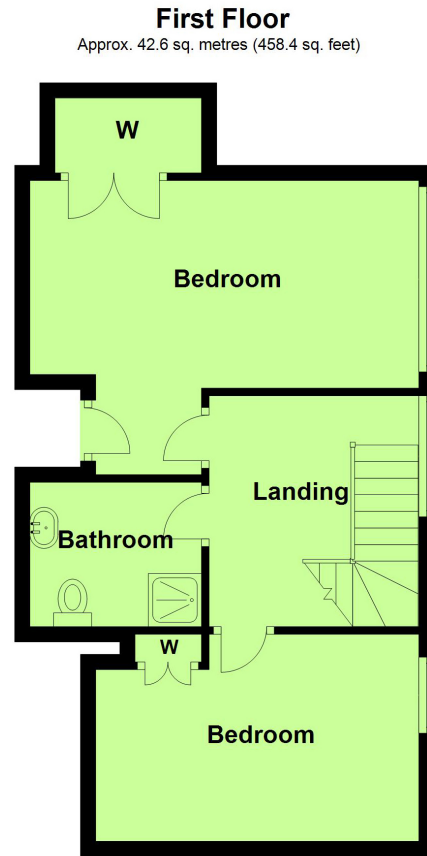
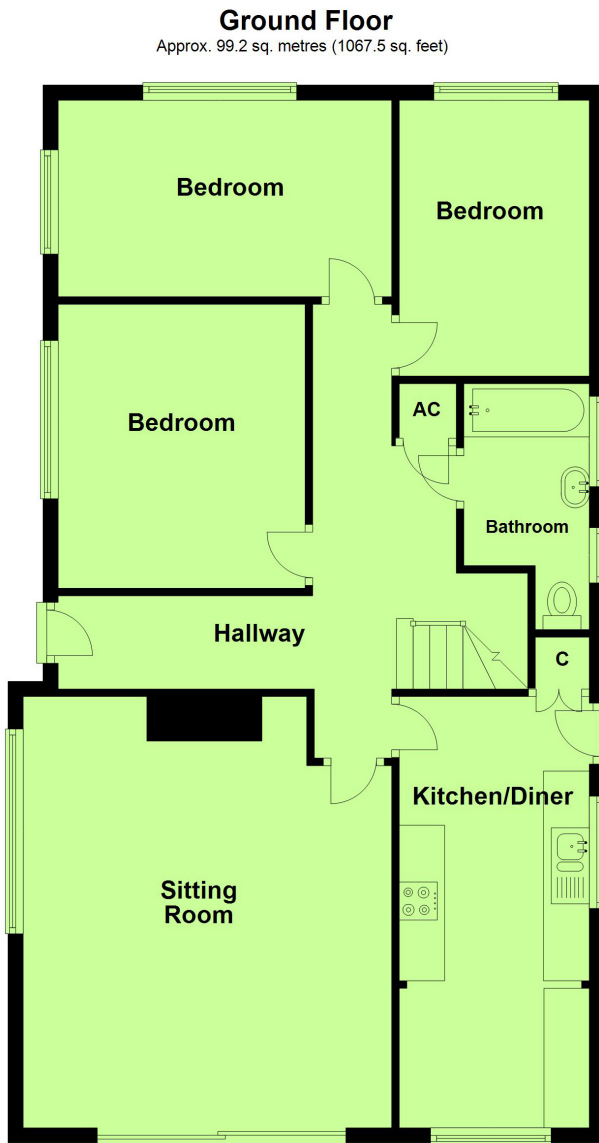


57 Lancaster Drive
Broadstone BH18 9EH

Price Guide **£525,000** Freehold



A FIVE BEDROOM, TWO BATHROOM
DETACHED CHALET STYLE PROPERTY
SET IN A FAVOURED LOCATION AND
OFFERED FOR SALE WITH NO
FORWARD CHAIN.



Total area: approx. 141.8 sq. metres (1525.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or 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.

*** ENTRANCE HALLWAY**

*** LOUNGE 18'4" x 15'9" (5.6m x 4.84m)**

*** KITCHEN/BREAKFAST ROOM 19'3" x 8'2" (5.88m x 2.49m)**

*** BEDROOM THREE/DINING ROOM 12'2" x 10'8" (3.71m x 3.29m)**

*** BEDROOM FOUR 14'3" x 8'4" (4.35m x 2.56m)**

*** BEDROOM FIVE 11'9" x 8'1" (3.62m x 2.46m)**

*** FAMILY BATHROOM 10'6" (MAXIMUM) x 5'4" (3.23m x 1.64m)**

*** STAIRS LEAD FROM THE HALL TO THE FIRST FLOOR LANDING**

*** BEDROOM ONE 16'7" x 8'9" (5.09m x 2.71m)**

*** BEDROOM TWO 14' x 8'9" (4.26m x 2.71m)**

*** SHOWER ROOM 7'4" x 6'3" (2.25m x 1.92m)**

*** FRONT AND REAR GARDENS**

*** SINGLE GARAGE**

*** DRIVEWAY PROVIDING OFF ROAD PARKING**

*** GAS FIRED CENTRAL HEATING WITH RADIATORS**

*** DOUBLE GLAZED WINDOWS**







ABOUT THIS PROPERTY

Glazed front door to the entrance hallway with understairs storage cupboard. The spacious lounge is to the rear of the property with sliding patio door to the garden, electric fire with stone surround and built in storage cupboards. The kitchen/breakfast room has a range of wall mounted and base storage cupboards and drawers, one and a half bowl single drainer stainless steel sink unit with mixer tap, double oven with four ring burner electric halogen hob and extractor fan above, 'Bosch' freestanding dishwasher, roll top work surfaces, part tiled walls, window to the rear overlooking the garden and window and door to the side of the property.

There are three ground floor bedrooms (one currently being used as a dining room) and a ground floor bathroom comprising panel enclosed bath with twin taps, wall mounted shower with shower screen, pedestal wash hand basin with twin taps, low level flush WC and obscured glazed windows.

Stairs lead from the entrance hall to the first floor landing with window providing far reaching views. Bedroom one also benefits from far reaching views and has a large built in wardrobe together with access to the loft space. Bedroom two again has far reaching views and built in wardrobe. The shower room comprises tiled shower cubicle with wall mounted shower, low level flush WC, pedestal wash hand basin with twin taps, part tiled walls and Velux window.

The front of the property has shrub borders and a driveway providing off road parking in turn leading to the single garage. The rear garden is laid to lawn with shrub and herbaceous borders.





DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the third exit into Higher Blandford Road. At the traffic lights turn left into Springdale Road and then take the second turning on the right into Springdale Avenue. At the crossroads continue straight across into Lancaster Drive.

COUNCIL TAX: Band E BCP Council (Poole)

ENERGY EFFICIENCY RATING: Band D

VIEWING: Strictly by appointment through **HILLIER WILSON.**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PRIVACY POLICY

Please see our website for further details.

REF: R1834