

46 Lytchett Drive
Broadstone BH18 9LB

Price **£489,950** Freehold



A SUPERBLY PRESENTED AND DECEPTIVELY SPACIOUS DETACHED FOUR BEDROOM FAMILY HOME SITUATED IN A QUIET AND POPULAR RESIDENTIAL LOCATION WITHIN SOUGHT AFTER SCHOOL CATCHMENTS.



GROUND FLOOR:

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floor plan 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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- * **SPACIOUS ENTRANCE HALLWAY 15'5" x 7'4" (4.72m x 2.25m)**
 - * **CLOAKROOM 7'3" x 3'1" (2.22m x 0.94m)**
 - * **LOUNGE 18' x 11'11" (5.48m x 3.38m)**
 - * **SEPARATE DINING AREA 11'4" x 10' (3.47m x 3m)**
- * **KITCHEN/BREAKFAST ROOM 11'7" x 10'10" (3.56m x 3.07m)**
- * **FIRST FLOOR LANDING 11'4" (MAXIMUM) x 7'4" (3.47m x 2.25m)**
 - * **BEDROOM ONE 12'5" x 11'4" (3.81m x 3.47m)**
 - * **BEDROOM TWO 11'7" x 10'11" (3.56m x 3.08m)**
 - * **BEDROOM THREE 11'4" x 8'3" (3.47m x 2.52m)**
 - * **BEDROOM FOUR 11'4" x 6'10" (3.47m x 1.85m)**
- * **MODERN FAMILY BATHROOM 8'1" (MAXIMUM) x 7'1" (2.46m x 2.16m)**
 - * **DETACHED GARAGE**
 - * **OFF ROAD PARKING**
 - * **FRONT AND REAR GARDENS**
 - * **UPVC DOUBLE GLAZING**
 - * **GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

At the side of the property, a newly installed composite frosted front door gives access to the spacious entrance hallway which has tiled flooring, understairs storage cupboard, frosted window to side aspect and stairs rising to first floor. The cloakroom has frosted window to side, tiled flooring, low level flush WC, vanity unit with inset wash hand basin with hot and cold tap. The light and airy lounge has window to front aspect, TV and telephone point and feature electric fire with ornate surround. An archway leads through to the separate dining area which has serving hatch to kitchen and double opening doors leading to the garden. The modern kitchen/breakfast room has a range of wall and floor mounted cupboards, roll top work surfaces, one and a quarter single sink with drainer and mixer tap, space for fridge/freezer, tumble dryer, washing machine, slimline dishwasher and oven, part tiled walls, door to the side and window to rear with pleasant views over rear garden.

The spacious landing, which could be used as a study area, has frosted window to side aspect, airing cupboard with hot water tank and loft access via a hatch. Bedroom one has window to front aspect and a range of built in furniture to include cupboards and mirrored wardrobes. Bedroom two has window to rear aspect with pleasant views over the rear garden and built in mirrored wardrobes. Bedroom three has window to the rear and bedroom four has window to the front. The modern family bathroom has frosted window to side, tiled walls, towel ladder radiator, low level flush WC, vanity unit with wash hand basin and mixer tap, panel enclosed bath with mixer tap and shower over.

To the front is a low maintenance garden mainly being laid to shingle and a driveway providing off road parking for a number of vehicles which in turn leads to a single detached garage which has up and over door, light and power. The private rear garden is predominantly laid to lawn with an area running adjacent to the property providing a patio. There is also an additional decked area to the rear of the garden, all of which have timber fence and mature shrub borders. There is access along the side via double timber gates leading to the front.





DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the second exit into Clarendon Road. Take the first turning left into West Way and Lytchett Drive is the first turning on the left hand side.

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: R1842