Hillier Wilson

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202 West Way
Broadstone BH18 9LL Price **£523,000** Freehold



A FOUR BEDROOM, TWO RECEPTION ROOM DETACHED FAMILY HOME SITUATED IN A QUIET AND POPULAR RESIDENTIAL LOCATION WITHIN SOUGHT AFTER SCHOOL CATCHMENTS. OFFERED TO THE OPEN MARKET WITH NO FORWARD CHAIN.



Total area: approx. 119.2 sq. metres (1282.8 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 and 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 effenciency can be given
Plan produced using PlanUp.

* **ENTRANCE HALLWAY 10'1" X 7'5" (3.07m x 2.28m)**

* **GROUND FLOOR SHOWER ROOM 6'9" X 6'2" (2.10m x 1.88m)**

* **SITTING ROOM 20'2" X 10'9" (6.15m x 3.32m)**

* **DINING ROOM 13'6" X 11'2" (4.14m x 3.41m)**

* **KITCHEN/DINING ROOM 16'7" X 11'3" (5.09m x 3.44m)**

* **RETURN STAIRCASE LEADING TO THE FIRST FLOOR**

* **BEDROOM ONE 12'5" X 10'9" (3.81m x 3.32m)**

* **BEDROOM TWO 11'1" X 10' (3.38m x 3.04m)**

* **BEDROOM THREE 8'7" X 7'9" (2.65m x 2.40m)**

* **BEDROOM FOUR 10'5" X 6'3" (3.20m x 1.92m)**

* **FAMILY BATHROOM 8' X 5'9" (2.43m x 1.79m)**

* **FRONT AND REAR GARDENS**

* **AMPLE OFF ROAD PARKING**

* **SINGLE GARAGE**

* **UPVC DOUBLE GLAZED AND GAS FIRED CENTRAL HEATING**

* **SOME GENERAL UPDATING IS REQUIRED**













ABOUT THIS PROPERTY

Via an open storm porch a double glazed frosted front door with matching side screens gives access to the entrance hallway which has return staircase leading to the first floor, storage cupboard housing boiler and access into the ground floor shower room which has two frosted windows to front, part tiled walls, tiled flooring, low level flush WC, shower cubicle with shower and vanity unit with inset wash hand basin and mixer tap. The light and airy sitting room has window to front, TV point, telephone point and feature central fireplace with inset electric fire. From the sitting room double opening doors lead through to the dining room, currently being used as a bedroom, which has frosted window to side and sliding patio doors leading out to the rear garden. The kitchen/dining room has double opening doors to rear, 'Velux' window, range of wall and floor mounted cupboards, roll top working surfaces, part tiled walls, tiled flooring, one and a quarter single sink with drainer and mixer tap, nest of three pan drawers, space for tall fridge/freezer and integrated appliances to include washing machine, dishwasher, oven, grill, five ring gas hob and extractor fan over. The house is extended on the ground floor offering versatile accommodation or a larger open plan kitchen and living area (STPP).

The first floor landing has loft access via a hatch, window to side and airing cupboard with hot water tank and slatted shelving. Bedroom one has window to front, built in storage cupboard and a range of fitted furniture to include wardrobes and cupboards. Bedrooms two and three both have windows to rear with pleasant views over the garden. Bedroom four has window to front and benefits from a built in cupboard with double opening doors. The family bathroom has frosted window to rear, fully tiled walls and flooring, low level flush WC, pedestal wash hand basin with mixer tap and panel enclosed bath with mixer tap and shower over.

To the front of the property is an area laid to lawn and a tarmac and block paved driveway providing off road parking for a number of vehicles in turn leading to the garage which has single up and over door, light, power, window to rear and door to side. The secluded rear garden has a patio running adjacent providing seating in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence and mature shrub borders. Access down the side via a timber gate leads to the front.





DIRECTIONS:

From Broadstone Centre proceed to the Broadstone roundabout, take the second exit into Clarendon Road and then take the first turning left into West Way.

COUNCIL TAX: Band E BCP (Poole) Council

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: R2129