

57 Lytchett Drive
Broadstone BH18 9LA

Price **£450,000** Freehold



A WELL PRESENTED FOUR/FIVE BEDROOM
DETACHED FAMILY HOME SITUATED IN A
QUIET LOCATION WITHIN SOUGHT AFTER
SCHOOL CATCHMENTS. OFFERED TO THE
MARKET WITH NO FORWARD CHAIN.



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



- * ENTRANCE HALL 6'5" x 3'5" (1.98m x 1.06m)**
- * LOUNGE/DINING ROOM 28' x 11'3" (MAXIMUM) (8.53m x 3.44m)**
- * KITCHEN 10'3" x 9'8" (3.13m x 2.98m)**
- * STUDY/BEDROOM FIVE 11'5" x 7'8" (3.5m x 2.37m)**
 - * UTILITY 7'9" x 5'1" (2.4m x 1.55m)**
- * INNER HALLWAY 5'7" x 5'2" (1.73m x 1.58m)**
- * CLOAKROOM 7'9" x 2'6" (2.4m x 0.79m)**
- * RETURN STAIRCASE LEADING TO FIRST FLOOR**
- * BEDROOM ONE 12'7" x 11'5" (3.87m x 3.5m)**
- * BEDROOM TWO 11'5" x 8'6" (3.5m x 2.62m)**
- * BEDROOM THREE 9'10" x 7'10" (2.77m x 2.16m)**
- * BEDROOM FOUR 8'6" x 7'11" (2.62m x 2.16m)**
- * FAMILY BATHROOM 8'3" x 5'8" (2.52m x 1.76m)**
- * DRIVEWAY PARKING**
- * SECLUDED REAR GARDEN**
- * UPVC DOUBLE GLAZED**
- * GAS FIRED CENTRAL HEATING**





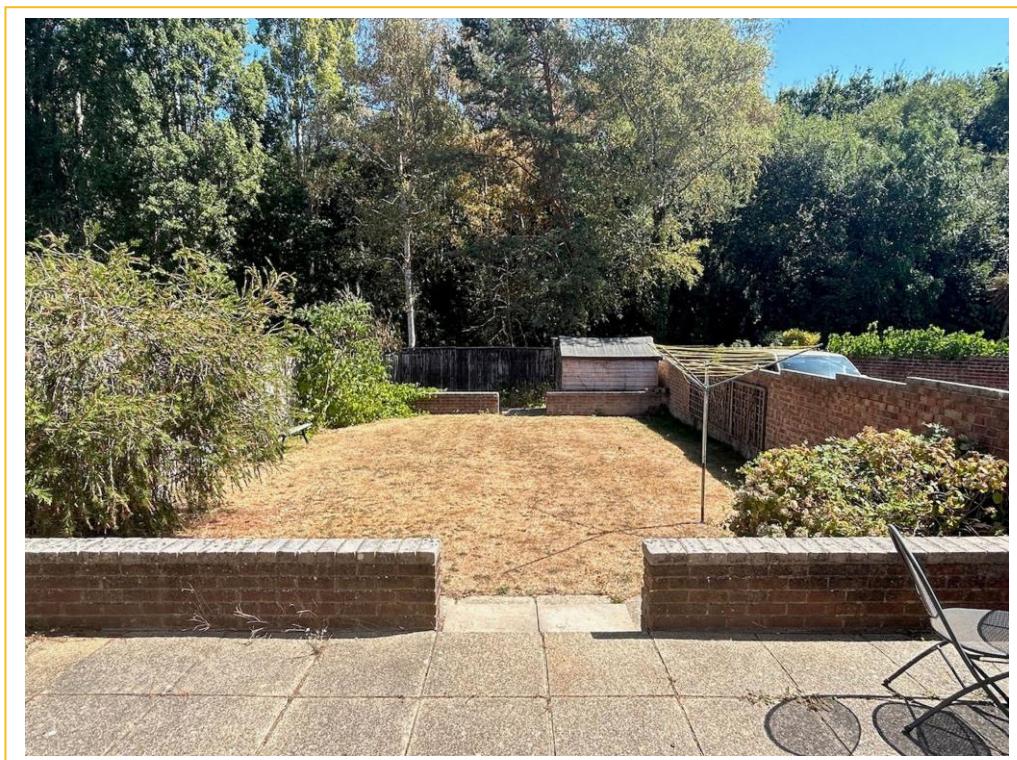


ABOUT THIS PROPERTY

The double glazed frosted front door with matching side screen gives access into the entrance hall which benefits from a built in cupboard with shelving. The light and airy lounge/dining room has wood effect flooring, window to front, double opening doors leading to the rear garden, TV point, telephone point and central fireplace with electric fire. The modern fitted kitchen has window to rear, range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, wood effect flooring, one and a quarter single sink with drainer and mixer tap, nest of four drawers, space for Range cooker and integrated appliances to include fridge and dishwasher. The study/bedroom five has wood effect flooring, window to front and access into the utility which has wood effect flooring, range of wall and floor mounted cupboards, roll top work surfaces, wall mounted 'Worcester' boiler and space for freezer and washing machine. From the lounge/dining room, there is access into the inner hallway which has stairs rising to first floor, understairs storage cupboard and access into the cloakroom which has frosted window to side, wash hand basin with mixer tap and tiled splashback, towel ladder radiator and low level flush WC.

The first floor landing has frosted window to side, airing cupboard with hot water tank and slatted shelving and loft access via a hatch. Bedroom one has window to rear and benefits from fitted wardrobes. Bedrooms two and four both have windows to front and bedroom three has window to rear. The modern family bathroom has frosted window to side, fully tiled walls and flooring, vanity unit with inset wash hand basin and mixer tap, low level flush WC and panel enclosed corner bath with hot and cold tap and shower over.

To the front of the property is an area laid to lawn and a driveway providing off road parking. 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, mature shrub and brick wall borders. Access along both sides of the property in turn lead 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 then take the first left hand turning into Lytchett Drive.

COUNCIL TAX: Band E BCP Council.

ENERGY EFFICIENCY RATING: Band C

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: R2139