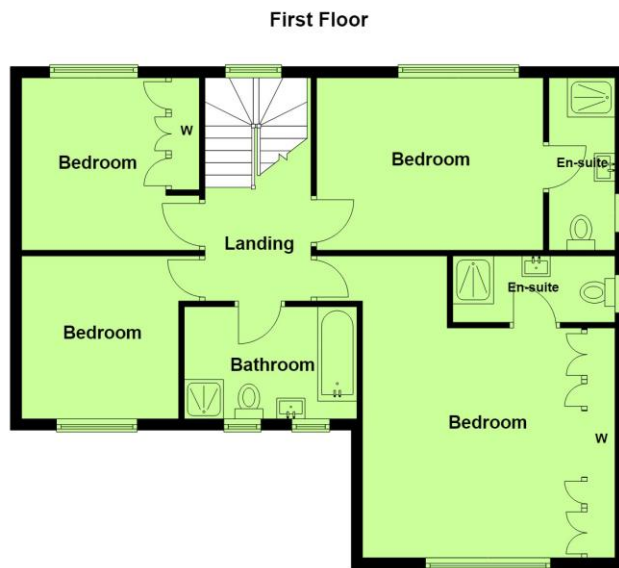


175 West Way
Broadstone BH18 9LG

Price **£750,000** Freehold



AN IMPOSING AND VERY SPACIOUS FIVE BEDROOM, FOUR BATHROOM DETACHED FAMILY HOME SET IN A QUIET AND SOUGHT AFTER RESIDENTIAL LOCATION OCCUPYING A LARGE CORNER PLOT AND OFFERED FOR SALE WITH NO FORWARD CHAIN.



Total area: approx. 194.6 sq. metres (2094.5 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 efficiency can be given
Plan produced using PlanUp.

- * ENTRANCE HALLWAY 17'9" x 5'8" (5.45m x 1.76m)
- * DOWNSTAIRS CLOAKROOM 5'2" x 4'2" (1.58m x 1.28m)
 - * SITTING ROOM 17'6" x 12' (5.36m x 3.65m)
- * KITCHEN/FAMILY ROOM 19'7" x 10'3" EXTENDING TO 20'8"
(6m x 3.13m EXTENDING TO 6.33m)
 - * UTILITY ROOM 9'3" x 7'9" (2.83m x 2.4m)
- * GROUND FLOOR BEDROOM TWO 15'6" x 11'1" (4.75m x 3.38m)
 - * EN SUITE SHOWER ROOM 7'8" x 3'2" (2.37m x 0.97m)
- * STAIRS LEAD FROM THE ENTRANCE HALLWAY TO FIRST FLOOR
- * BEDROOM ONE 17'5" MAXIMUM x 14'5" (5.33m x 4.41m)
 - * EN SUITE SHOWER ROOM 8'8" x 3'8" (2.68m x 1.15m)
 - * BEDROOM THREE 13'4" x 10' (4.08m x 3.04m)
 - * EN SUITE SHOWER ROOM 9'3" x 3'8" (2.83m x 1.15m)
 - * BEDROOM FOUR 10'1" x 10'5" (3.07m x 3.2m)
 - * BEDROOM FIVE 9'3" x 9'4" (2.83m x 2.86m)
- * FAMILY BATHROOM 9'9" x 5'7" (3.01m x 1.73m)
 - * FRONT AND REAR GARDENS
 - * GAS FIRED CENTRAL HEATING
 - * UPVC DOUBLE GLAZED
 - * DOUBLE GARAGE
 - * AMPLE OFF ROAD PARKING
 - * NO FORWARD CHAIN
- * SOUGHT AFTER SCHOOL CATCHMENT







ABOUT THIS PROPERTY

The front door leads to the entrance hallway with access into the downstairs cloakroom which has low level flush WC, wash basin with mixer tap and vanity unit beneath, wall mounted heated towel rail and fully tiled walls and floor. The sitting room is to the rear of the property with bi fold doors leading out to the rear garden. The kitchen/family room has a range of wall mounted and base storage cupboards and drawers, one and a half bowl single drainer sink unit with mixer tap, integrated double oven, five burner 'Neff' induction hob with extractor fan above, integrated dishwasher, space for upright fridge/freezer and bi fold doors from the family room to the rear garden. The utility room has a range of cupboard space, single bowl single drainer sink unit with mixer tap, space and plumbing for washing machine and tumble dryer, access to loft storage space and a door leading to the rear garden. On the ground floor bedroom two is to the front of the property with en suite shower room which has fully tiled shower cubicle with dual action showers, low level flush WC, wash basin with mixer tap and vanity unit beneath, wall mounted heated towel rail and fully tiled walls and floor.

Stairs lead from the entrance hallway to the first floor landing via a return oak staircase. Bedroom one has access to loft space and a range of fitted wardrobes and drawers and access into the en suite shower room which has fully tiled shower cubicle with dual action showers, wash basin with mixer tap and vanity unit beneath, overhead mirrored medicine cabinet, low level flush WC, wall mounted heated towel rail and fully tiled walls and floor. Bedroom three also has the benefit of an en suite shower room with fully tiled shower cubicle with dual action showers, wash basin with mixer tap and vanity unit beneath, overhead mirrored medicine cabinet, low level flush WC, wall mounted heated towel rail and fully tiled walls and floor. Further bedrooms four and five with bedroom four benefitting from fitted wardrobes and drawers. The family bathroom comprises low level flush WC, wash basin with mixer tap and vanity unit beneath and fitted mirrored medicine cabinet above, bath with mixer tap and shower attachment, walk in tiled shower with shower screen and dual action showers, wall mounted heated towel rail and fully tiled walls and floor.

Outside, the rear garden is predominantly laid to lawn with paved patio area, two sheds, personal door to the rear of the double garage which has electric up and over door and wall mounted gas boiler plus control system for the solar panels and double opening timber gates adjacent to the garage.





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 F BCP (Poole) Council

ENERGY EFFICIENCY RATING: Band B

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: R2121