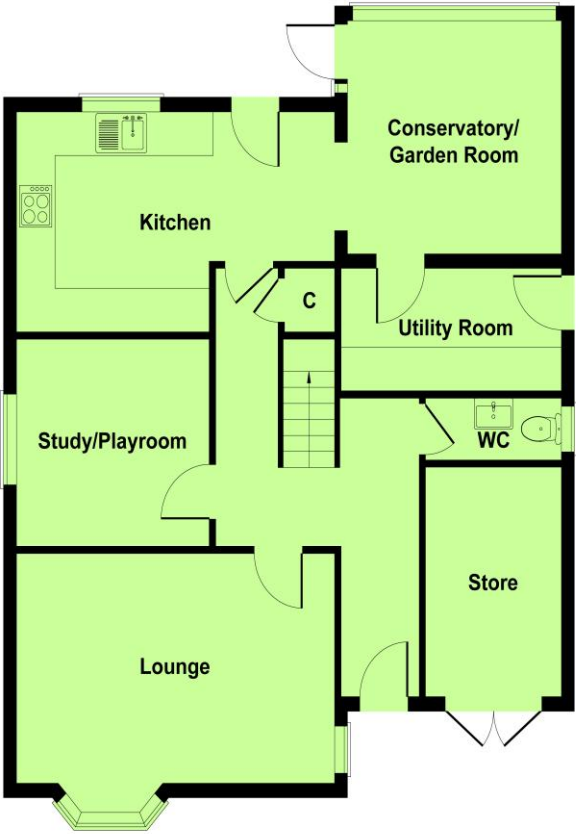


135 West Way
Broadstone BH18 9LH

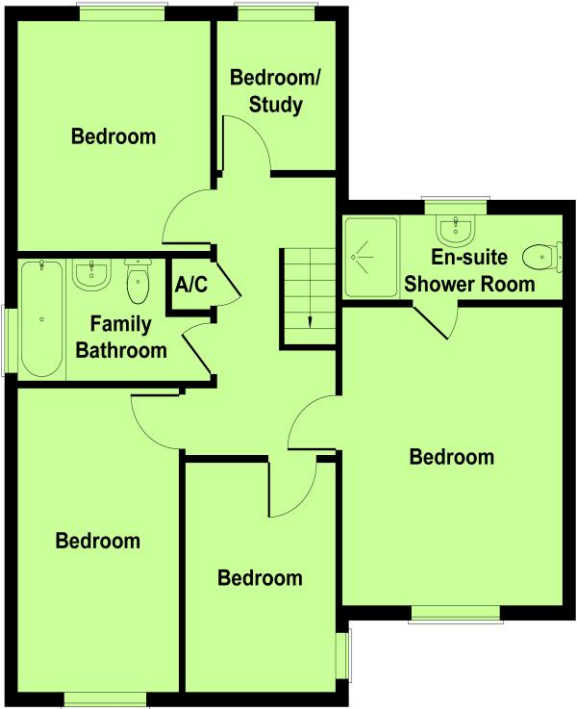
Price **£750,000** Freehold



A BEAUTIFULLY PRESENTED AND EXTENDED FIVE BEDROOM, TWO BATHROOM DETACHED FAMILY HOME WITH AMPLE DRIVEWAY PARKING. FULLY REFURBISHED AND BENEFITTING FROM A SUPERB GARDEN CABIN.



GROUND FLOOR

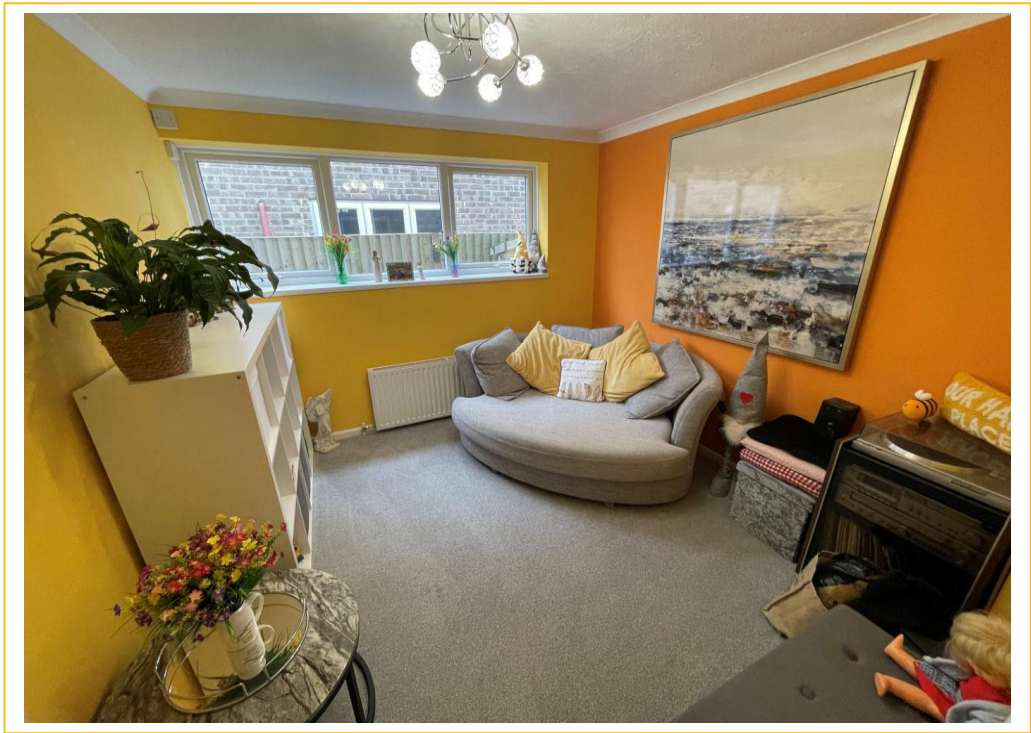


FIRST FLOOR

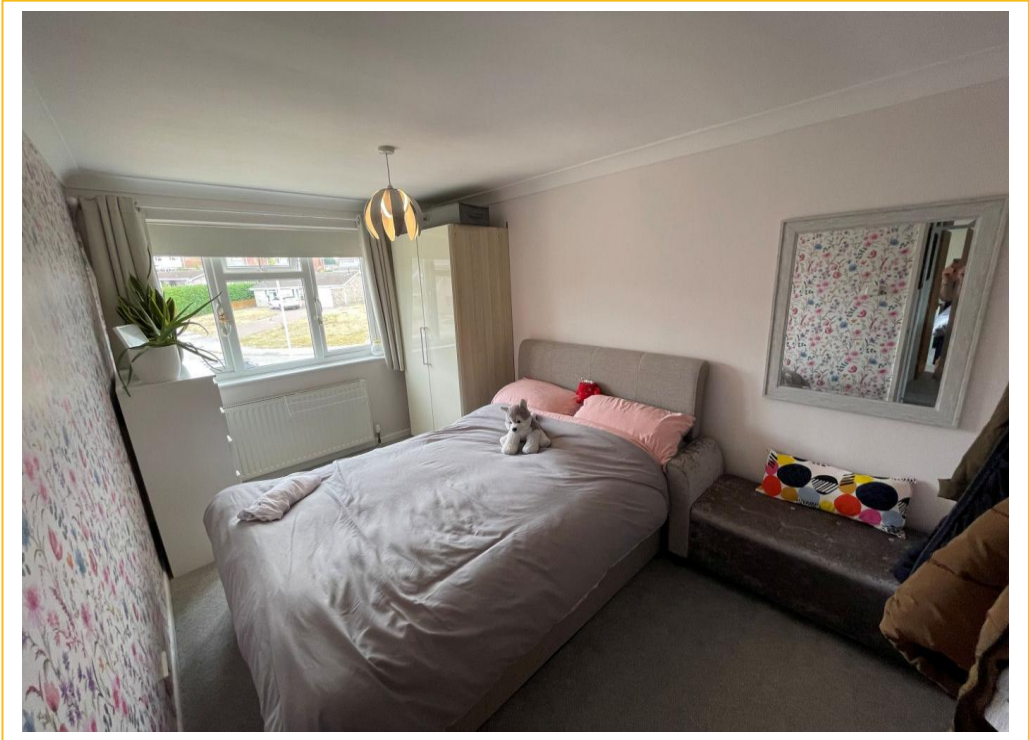
Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



- * SITTING ROOM 16'3" X 10'4" (4.95m x 3.15m)**
- * DINING ROOM 9'10' MAX X 9'4' (3m x 2.84m)**
- * KITCHEN 16'3" narrowing to 9'10" X 9'11" MAX (4.95m narrows to 3m x 3.02m)**
- * CONSERVATORY/GARDEN ROOM 11' X 10'10" (3.35m x 3m)**
- * UTILITY ROOM 11'1" X 5'6" (3.38m x 1.68m)**
- * DOWNSTAIRS CLOAKROOM**
- * BEDROOM ONE 13'1" X 11'5" (4m x 3.48m)**
- * EN SUITE SHOWER ROOM 10'11" MAX X 3'10" (3.33m x 1.17m)**
- * BEDROOM TWO 13'8" X 8'3" (4.17m x 2.51m)**
- * BEDROOM THREE 9'11" X 10'9" (3.02m x 3.28m)**
- * BEDROOM FOUR 10'8" X 7'10" (3.25m x 2.4m)**
- * BEDROOM FIVE/STUDY 6'3" X 6' (1.9m x 1.83m)**
- * FAMILY BATHROOM 9'10" MAX X 5'6" (3m x 1.68m)**
- * FRONT AND REAR GARDENS**
- * FEATURE GARDEN CABIN/BAR 17'9" X 9'1" extending to 13' 3"**
- * DRIVEWAY PARKING AND STORE**







ABOUT THIS PROPERTY

Front door leads to the entrance hallway which has two vertical radiators, understairs storage cupboard and access into the downstairs cloakroom which has low level flush WC, wash hand basin with mixer tap and vanity unit beneath, wall mounted heated towel rail and extractor fan. The sitting room is to the front of the property with dual aspect windows. The snug/dining room is adjacent with side aspect windows. The modern fitted kitchen has a range of wall mounted and base storage cupboards and drawers, double bowl butler style sink with boiling tap, five ring burner 'Rangemaster' oven with four compartments, extractor fan above, integrated dishwasher, space for American style fridge/freezer and integrated microwave. The conservatory/garden room is accessed via a square archway with door and window overlooking the garden. The utility room has cupboard space, single bowl single drainer sink stainless steel unit with twin taps, space for upright fridge/freezer, space and plumbing for washing machine, fitted shelving, vertical radiator and door to side aspect.

Stairs lead from the entrance hallway to the first floor landing which has built in storage cupboard with slatted shelving and access to loft space. Bedroom one is to the front of the property with en suite shower room comprising low level flush WC, pedestal wash hand basin with twin taps and tiled splashback, wall mounted heated towel rail, fully tiled shower cubicle with dual action showers and extractor fan. Bedroom two is to the rear of the property with far reaching views towards The Purbecks. Further bedrooms three, four and five. The family bathroom comprises a white suite with P shaped bath and central mixer tap, fitted shower over with dual action showers and screen, wash basin with mixer tap and vanity unit beneath, low level flush WC and wall mounted heated towel rail.

Outside, the front of the property has a large driveway which is predominantly laid to shingle. There is a store to the front of the property (used to be a garage) with double opening doors housing the wall mounted gas central heating boiler. The rear garden is predominantly elevated with composite decking, balustrade and steps down to the rest of the garden which is laid to shingle with mature shrub borders. The outside garden cabin is a particular feature of the property and has a range of storage cupboards, roll top working surfaces, power and fitted spotlighting, feature bar with further cupboard storage and space for fridge and wine cooler.





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 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: R2132