

124 Lytchett Drive  
Broadstone BH18 9NR

Price **£495,000** Freehold

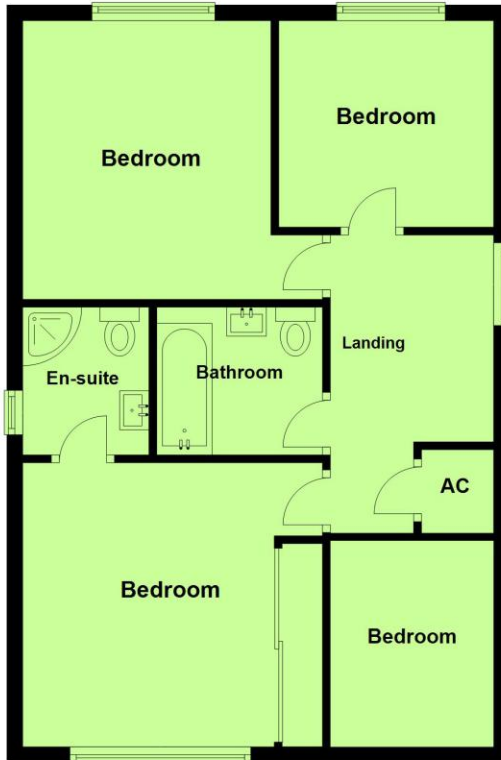


A SUPERBLY PRESENTED FOUR BEDROOM, TWO BATHROOM DETACHED FAMILY HOME SITUATED IN A QUIET AND POPULAR RESIDENTIAL LOCATION WITHIN SOUGHT AFTER SCHOOL CATCHMENTS.



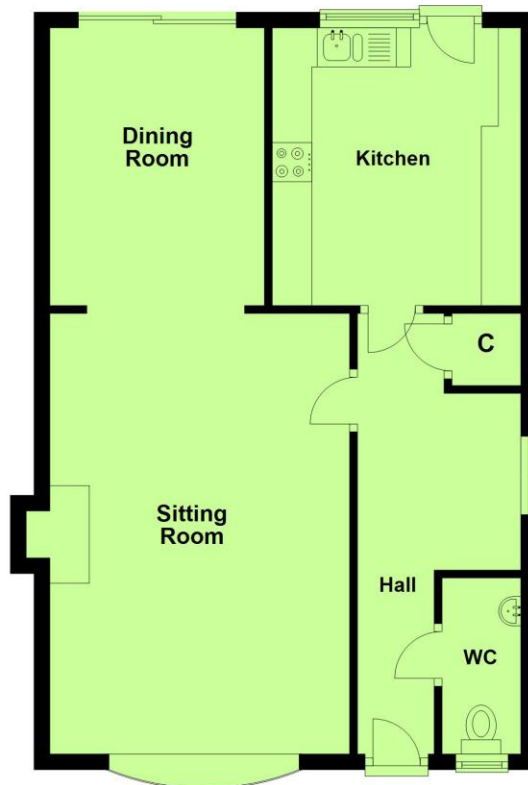
**First Floor**

Approx. 55.5 sq. metres (597.8 sq. feet)



**Ground Floor**

Approx. 55.7 sq. metres (599.4 sq. feet)

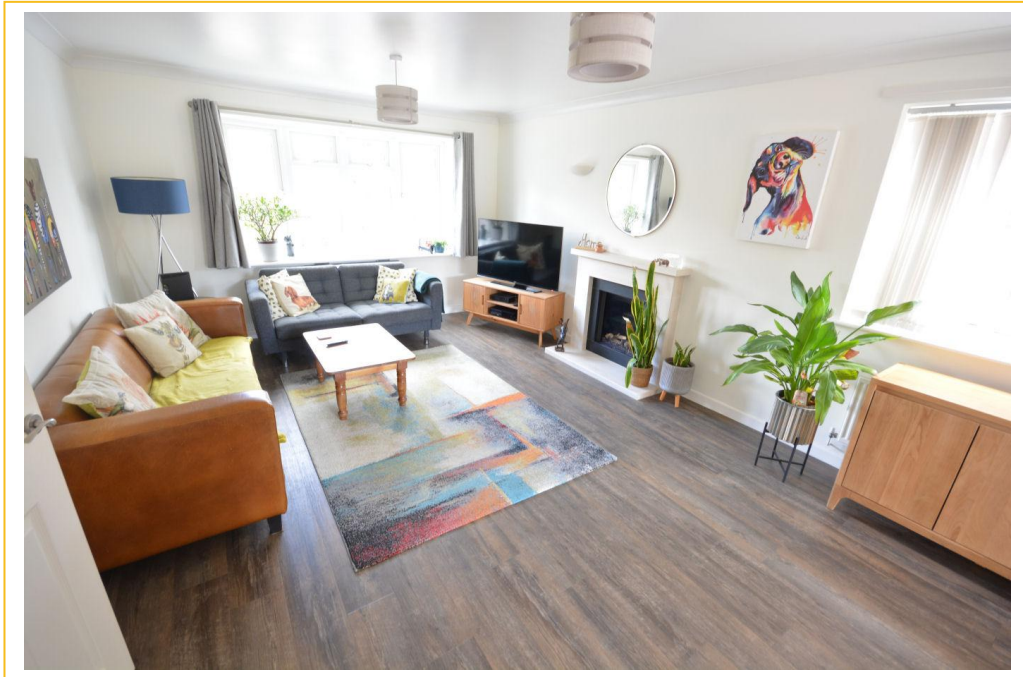


**Total area: approx. 111.2 sq. metres (1197.2 sq. feet)**

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 or 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 19' 1" X 6' 9" (5.82m x 2.1m)**
  - \* **CLOAKROOM 7' 1" X 2' 9" (2.16m x 0.88m)**
  - \* **KITCHEN 11' 6" X 10' 3" (3.54m x 3.14m)**
- \* **SITTING ROOM 18' 4" X 12' 6" (5.61m x 3.84m)**
- \* **DINING ROOM 11' 7" X 8' 9" (3.57m x 2.71m)**
  - \* **STAIRS RISING TO FIRST FLOOR**
- \* **BEDROOM ONE 13' 3" X 12' (4.05m x 3.66m)**
- \* **EN SUITE SHOWER ROOM 6' 3" X 5' 2" (1.92m x 1.58m)**
  - \* **BEDROOM TWO 13' 1" X 11' 7" (3.99m x 3.57m)**
  - \* **BEDROOM THREE 8' 8" X 8' 6" (2.68m x 2.62m)**
  - \* **BEDROOM FOUR 8' 6" X 6' 9" (2.62m x 2.1m)**
- \* **FAMILY BATHROOM 7' 2" X 6' 1" (2.19m x 1.86m)**
  - \* **FRONT AND REAR GARDENS**
  - \* **AMPLE OFF ROAD PARKING**
  - \* **SINGLE GARAGE**
- \* **UPVC DOUBLE GLAZED AND GAS FIRED CENTRAL HEATING**







**ABOUT THIS PROPERTY**

Via the UPVC double glazed frosted front door gives access into the entrance hallway which has understairs storage cupboard, stairs rising to first floor, window to side aspect and access into the cloakroom which has frosted window to front aspect, towel ladder radiator, low level flush WC and wash hand basin with mixer tap and tiled splashback. The modern fitted kitchen has window and door to rear aspect, range of wall and floor mounted cupboards, working surfaces over, part tiled walls, one and a quarter single sink with drainer and mixer tap, breakfast bar eating area and a number of integrated appliances to include fridge/freezer, dishwasher, washing machine, oven, oven/microwave, four ring induction hob and extractor fan over. The spacious sitting room has windows to front and side aspect, central fireplace with inset gas fire and access into the separate dining room which has sliding doors leading out to the rear garden.

The first floor landing has window to side aspect, airing cupboard with hot water tank and slatted shelving and loft access via a hatch. Bedroom one has window to front aspect, fitted wardrobes with mirrored fronts and access into the en suite shower room which has frosted window to side aspect, fully tiled walls, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and shower cubicle with shower. Bedrooms two and three are both to the rear with pleasant views over the garden. Bedroom four has window to front aspect. The family bathroom has fully tiled walls, towel ladder radiator, sun tube, low level flush WC, vanity unit with wash hand basin and mixer tap and P-shaped bath with shower over. To the front of the property is a low maintenance garden being laid to lawn and a block paved driveway leading down the side of the property providing ample off road parking, in turn leading to the garage which has up and over door, light and power. The recently landscaped garden has a large deck running adjacent to the property providing ample seating in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence and brick wall borders. The property also benefits from a sizeable awning and wall mounted heater. Access down the side via a timber gate in turn leads to the front.





**DIRECTIONS:**

Proceed along the Broadway to the main Broadstone roundabout taking the second exit into Clarendon Road. Then take first left into West Way and Lytchett Drive can be found on the left hand side.

**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: R2094**