



29 Lytchett Drive, Broadstone BH18 9LA

An exciting opportunity to acquire a spacious three bedroomed semi-detached family home presented for sale in immaculate condition. Located on a favoured development, walking distance of Broadstone village centre and renowned local schools. **MUST BE SEEN!**

EPC: 72 Council Tax Band: C Price: £350,000 Freehold







Key Features

- THREE BEDROOMS
- EXCELLENT LIVING ROOM
- SUPERB KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS CLOAKROOM
- SUNNY GARDEN
- GARAGE
- CLOSE TO AMENITIES
- POPULAR LOCATION
- SUPER CONDITION
- MUST BE VIEWED

The Property

Ideally situated in a sought-after area of Broadstone, this property is within walking distance of a wide range of local amenities, as well as being close to highly regarded and well respected local schools.

Upon entering the property there is an entrance hall within which there is a downstairs cloakroom. The beautifully presented, modern kitchen offers a bright and sociable space ideal for both everyday living and entertaining. Fitted with a comprehensive range of high gloss wall and base units, the room provides ample storage complemented by generous wood effect worktops and stylish tiled splashbacks. The kitchen comfortably accommodates a family dining table, creating a practical open plan dining area that flows

seamlessly through to the open plan living room with wood effect flooring that runs throughout with a door leading out to the rear garden.

From the first floor landing, there is a large master bedroom with built in wardrobes overlooking the rear garden. There are a further two bedrooms, with a well appointed modern family bathroom.

Externally, a driveway provides excellent parking for several vehicles and a pathway to the front door. There is a gate leading down the side of the property providing access to level secluded sunny garden measuring approx. 40ft, the garden also provides access to the garage.

Ground Floor
Approx. 41.2 sq. metres (443.2 sq. feet)

First Floor
Approx. 36.7 sq. metres (394.9 sq. feet)



Total area: approx. 77.9 sq. metres (838.1 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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