



## 286 West Way, Broadstone BH18 9LL

The chance to acquire a spacious, well planned, three double bedroom detached family home found on this ever popular development, within easy reach of local schools and amenities. Some cosmetic attention required, but offered for sale with No Forward Chain.

**EPC:** TBC **Council Tax Band:** E **Price:** £425,000 Freehold

 **3**
 **1**
 **2**







## Key Features

- THREE DOUBLE BEDROOMS
- SPACIOUS LOUNGE/DINING ROOM
- SNUG / HOME OFFICE
- KITCHEN WITH SOME APPLIANCES
- MASTER BEDROOM WITH FITTED WARDROBES
- FAMILY BATHROOM
- SEPARATE WC
- SECLUDED SOUTH FACING REAR GARDEN
- GARAGE AND DRIVEWAY
- NO FORWARD CHAIN

## The Property

Upon entering the property, there is a spacious reception hall which serves all principal rooms. There is a large understairs cupboard housing a wall mounted gas boiler. A notable feature is the excellent, spacious lounge/dining room which overlooks the south facing rear garden and has sliding patio doors leading out to the terrace. There is also a useful snug/home office which also overlooks the rear garden. To the front of the property is a fitted kitchen with some appliances and a personal side door to a useful area to the side of the property.

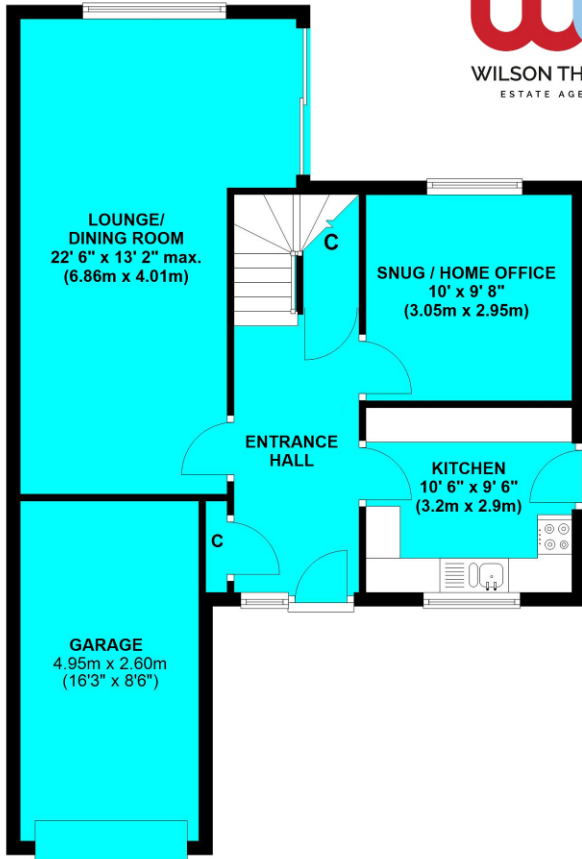
From the bright and airy first floor landing, one will find three double bedrooms, with the master bedroom having an extensive range of fitted wardrobes on two sides of the room. There is a part tiled bathroom, together with separate WC.

The property benefits from a good size, secluded, south facing rear garden arranged on two levels with lawned areas bordered by a variety of shrubs and mature conifer hedging. There is a patio area which continues to a useful area of side garden which could house a small boat or motor home with some modifications done to the front garden allowing for access if needed.



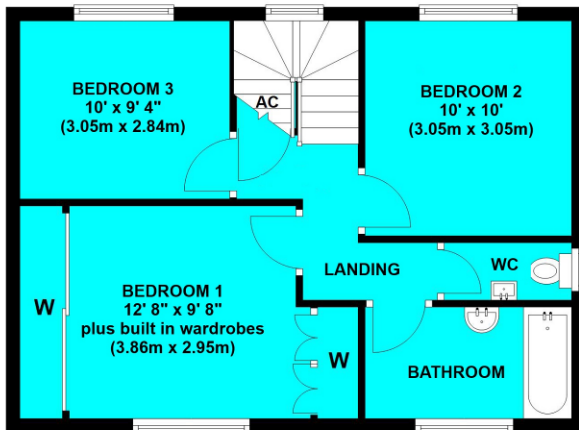
## Ground Floor

Approx. 66.2 sq. metres (712.6 sq. feet)



## First Floor

Approx. 46.0 sq. metres (494.9 sq. feet)



Total area: approx. 112.2 sq. metres (1207.6 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		
(69-80)	C		77
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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