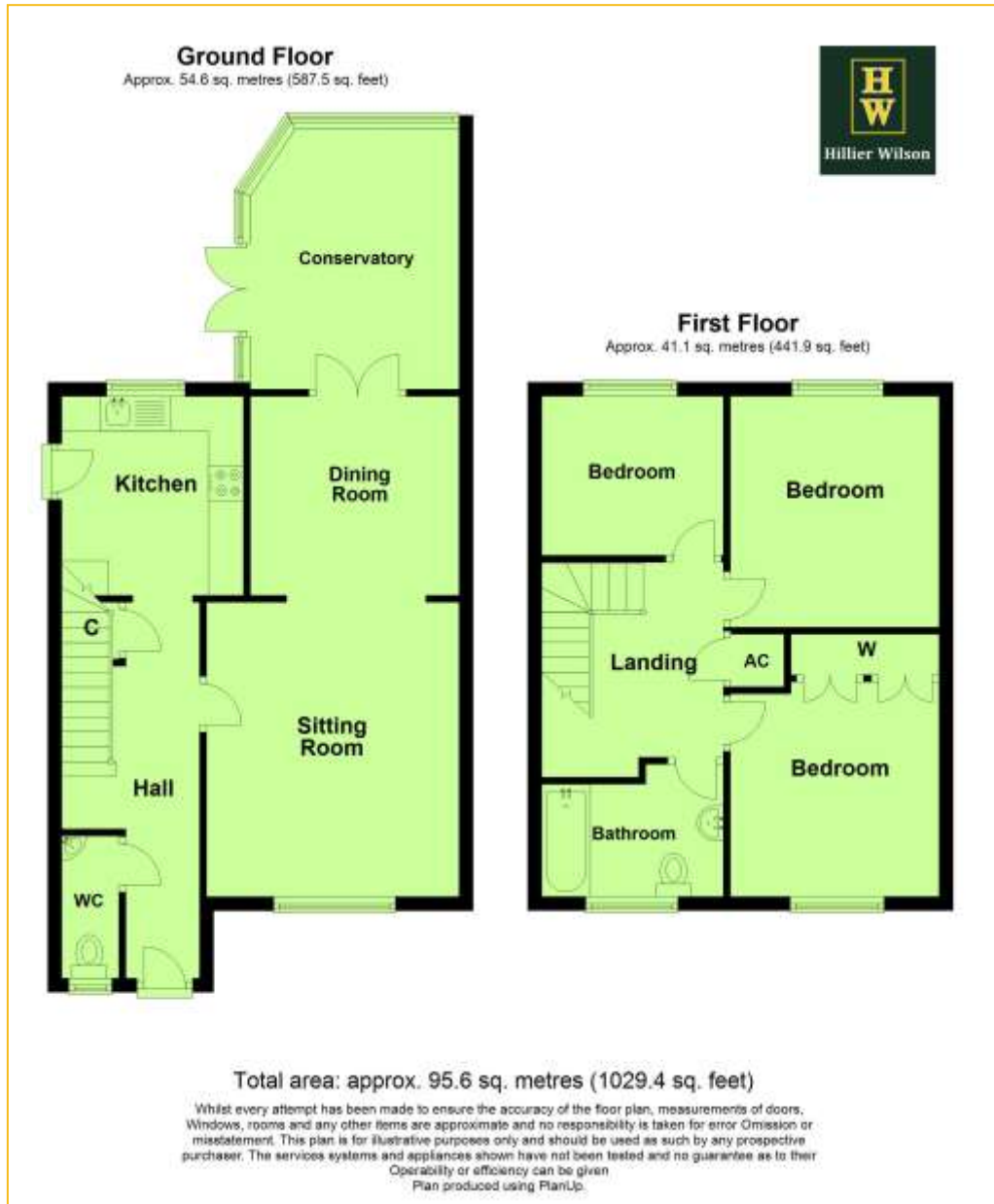


40 Lytchett Drive
Broadstone BH18 9LB

Price **£395,000** Freehold



A SUPERBLY PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME, SITUATED IN A QUIET AND POPULAR RESIDENTIAL LOCATION, OCCUPYING A GENEROUS CORNER PLOT. BENEFITING FROM A CONSERVATORY AND NO FORWARD CHAIN.



*** ENTRANCE HALLWAY**

*** DOWNSTAIRS CLOAKROOM 5' 9" X 2' 7" (1.79m x 0.82m)**

*** LOUNGE/DINING ROOM 23' 7" MAX X 11' 9" MAX (7.22m x 3.62m)**

*** CONSERVATORY 11' 2" X 9' (3.41m x 2.74m)**

*** KITCHEN 9' 3" X 8' 6" (2.83m x 2.62m)**

*** BEDROOM ONE 10' 9" X 10' 3" TO WARDROBE FRONTS (3.32m x 3.13m)**

*** BEDROOM TWO 10' 9" X 10' 1" (3.32m x 3.07m)**

*** BEDROOM THREE 7' 9" X 7' 6" (2.40m x 2.31m)**

*** FAMILY BATHROOM 6' 9" X 5' 4" (2.10m x 1.64m)**

*** DOUBLE GLAZED**

*** GAS FIRED CENTRAL HEATING**

*** FRONT AND REAR GARDENS**

*** PARKING AND GARAGE**







ABOUT THIS PROPERTY

Front door leads to the entrance hallway which has understairs storage cupboard and access into the downstairs cloakroom which has low level flush WC and wash hand basin with mixer tap and vanity unit beneath. The spacious lounge/dining room has an open archway separating the two areas, window to front aspect and double opening double glazed doors leading out to the conservatory which has triple aspect windows, tiled floor and double opening doors to the rear garden. The kitchen has a range of wall mounted and base storage cupboards and drawers, roll top work surfaces, single bowl single drainer stainless steel sink unit with mixer tap, four ring burner gas hob, space and plumbing for washing machine and tumble dryer, space for upright fridge/freezer, integrated double oven, part tiled walls, window overlooking the rear garden and door to the side aspect.

Stairs lead from the entrance hallway to the first floor landing which has access to loft space and built in airing cupboard with slatted shelving and wall mounted gas fired central heating boiler. Bedroom one is to the front of the property and benefits from built in wardrobes. Bedrooms two and three are to the rear with pleasant views over the garden. The family bathroom has a white suite comprising low level flush WC, wash hand basin with mixer tap and vanity unit beneath, P-shaped panel enclosed bath with overhead shower and shower screen, built in storage cupboards and fully tiled walls and floor.

Outside, the rear garden is predominantly laid to lawn with shrub and herbaceous borders, patio area and feature summer house. The front garden is mainly laid to lawn and is enclosed by a brick garden wall. There is also parking which leads to the single garage.





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 C. BCP (Poole) Council.

ENERGY EFFICIENCY RATING: 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: R1799