

98 Lytchett Drive
Broadstone BH18 9NR

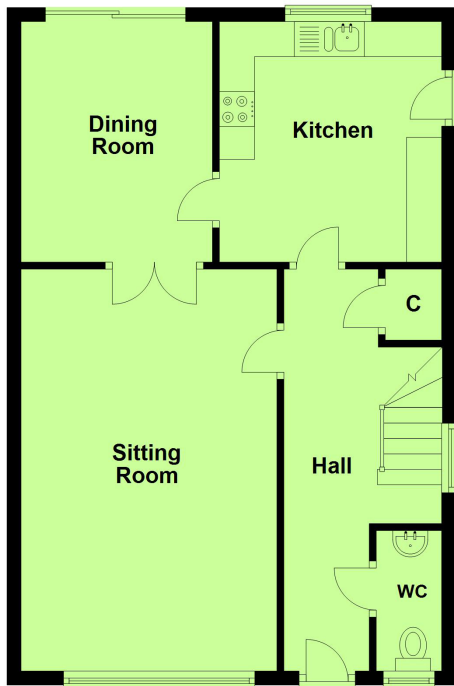
Price **£499,750** Freehold



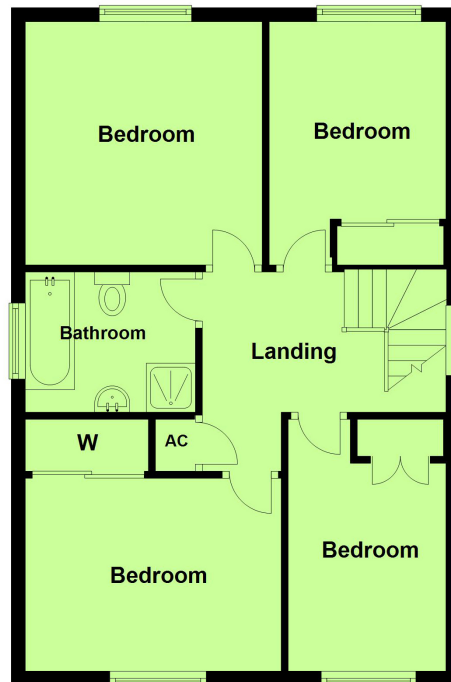
A SUPERBLY PRESENTED FOUR DOUBLE BEDROOM, TWO RECEPTION ROOM DETACHED FAMILY HOME SITUATED IN A QUIET AND POPULAR RESIDENTIAL LOCATION WITHIN SOUGHT AFTER SCHOOL CATCHMENTS. AN INTERNAL VIEWING IS A MUST.



Ground Floor



First Floor



Total area: approx. 111.1 sq. metres (1195.8 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.

- * HALLWAY 18' 9" X 7' 3" (5.76m x 2.22m)
- * SITTING ROOM 18' 6" X 12' 6" (5.66m x 3.84m)
 - * KITCHEN 11' 1" X 11' (3.38m x 3.35m)
 - * DINING ROOM 12' 5" X 9' (3.81m x 2.74m)
 - * CLOAKROOM 7' X 3' (2.13m x 0.91m)
 - * STAIRS RISING TO FIRST FLOOR
- * BEDROOM ONE 12' 1" X 8' 3" (3.68m x 2.52m)
- * BEDROOM TWO 11' X 9' 4" TO WARDROBE FRONT (3.35m x 2.86m)
 - * BEDROOM THREE 11' 5" X 11' (3.50m x 3.35m)
 - * BEDROOM FOUR 11' 3" X 8' 3" (3.44m x 2.52m)
- * FAMILY BATHROOM 7' 8" X 6' 4" (2.37m x 1.95m)
 - * FRONT AND REAR GARDENS
 - * DRIVEWAY PARKING
 - * SINGLE GARAGE
 - * UPVC DOUBLE GLAZED
 - * GAS FIRED CENTRAL HEATING







ABOUT THIS PROPERTY

The double glazed frosted front door gives access into the spacious entrance hallway which has frosted window to side aspect, understairs storage cupboard, stairs rising to first floor and access into the cloakroom which has frosted window to front aspect, vanity unit with inset wash hand basin and taps and low level flush WC. The light and airy sitting room has window to front aspect, TV point and central fireplace with ornate surround and mantel. The kitchen has window to rear aspect with pleasant views over the rear garden, double glazed door to side, range of wall and floor mounted cupboards, roll top working surfaces, part tiled walls, nest of three drawers, one and a quarter single sink with drainer and mixer tap, space for tall fridge/freezer and washing machine and integrated appliances to include dishwasher, oven, grill, four ring gas hob and extractor fan over. To conclude the accommodation on the ground floor is the separate dining room which has sliding patio doors giving access to the rear garden, double opening doors through to the sitting room and access into the kitchen.

The spacious first floor landing has frosted window to side access, loft access via a hatch and airing cupboard with hot water tank and slatted shelving. Bedroom one and bedroom two both have windows to front aspect and benefit from fitted wardrobes. Bedroom three and bedroom four both have windows to rear aspect with pleasant views over the rear garden with bedroom four boasting a fitted wardrobe. The family bathroom 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, bath with mixer tap and shower cubicle with 'Mira' shower.

To the front of the property is an area laid to lawn with mature shrub borders and a driveway providing off road parking for a number of vehicles in turn leading down the side to the single garage which has up and over door, light and power. The rear garden has a patio running adjacent to the property providing seating in turn leading to the remainder which is laid to decorative shingle and lawn, all of which are bound by mature shrub, timber fence and brick wall borders. Hard stand for shed and greenhouse. Access down the side via a timber gate in turn leads to the front.





DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the second exit into Clarendon Road. Take the first turning left into West Way and Lytchett Drive is the first turning on the left hand side.

COUNCIL TAX: Band E. BCP (Poole) Council.

ENERGY EFFICIENCY RATING: D.

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: R1859