

20 West Way

Broadstone BH18 9LR

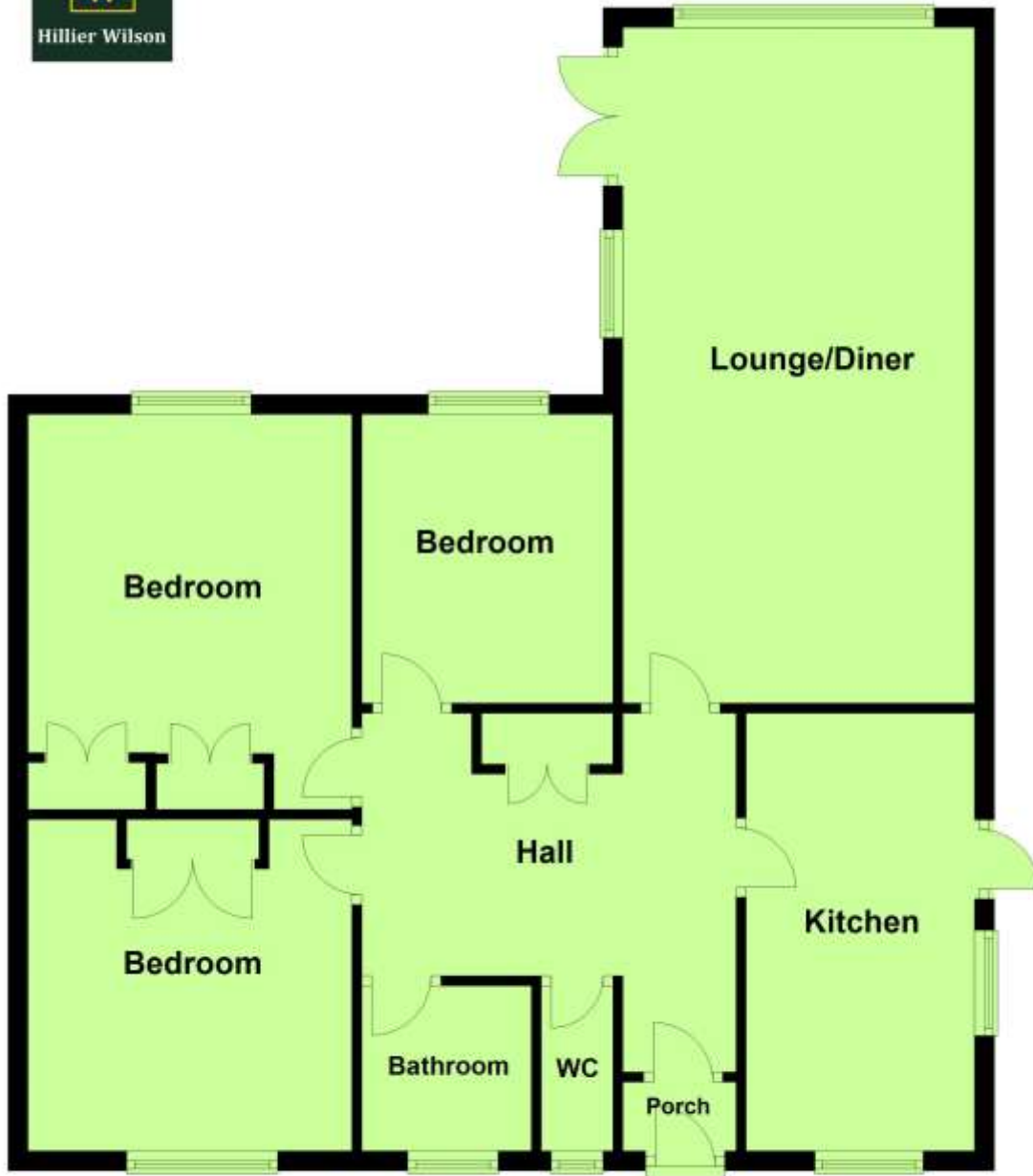
Price **£475,000** Freehold



A VERY WELL PRESENTED THREE DOUBLE BEDROOM DETACHED FAMILY BUNGALOW SET IN A PRIME LOCATION WITHIN EASY WALKING DISTANCE TO BROADSTONE'S SHOPS AND AMENITIES. POTENTIAL TO EXTEND (STPP). NO FORWARD CHAIN.



Ground Floor



Total area: approx. 82.6 sq. metres (889.0 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 PORCH**
- * **ENTRANCE HALLWAY**
- * **LOUNGE/DINING ROOM 22'5" x 11'8" (6.85m x 3.59m)**
 - * **KITCHEN 11'7" x 7'7" (3.56m x 2.34m)**
 - * **BEDROOM ONE 12'7" x 10'9" (3.87m x 3.32m)**
 - * **BEDROOM TWO 11' x 10'9" (3.35m x 3.32m)**
 - * **BEDROOM THREE 9'7" x 8'4" (2.95m x 2.56m)**
 - * **FAMILY BATHROOM 5'7" x 5' (1.73m x 1.52m)**
 - * **SEPARATE WC 5'5" x 2'6" (1.67m x 0.79m)**
- * **FRONT GARDEN AND SECLUDED WESTERLY-FACING REAR GARDEN**
 - * **SINGLE GARAGE**
 - * **WORKSHOP**
- * **DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING**
- * **GAS FIRED CENTRAL HEATING WITH RADIATORS**
- * **UPVC DOUBLE GLAZED WINDOWS AND PATIO DOORS**







ABOUT THIS PROPERTY

Hardwood glazed front door leads to the entrance porch in turn leading to the entrance hallway with built in airing cupboard housing the 'Glow-worm' gas fired central heating boiler, further built in storage cupboards and access to loft space. The spacious 6.85m (22') long lounge/dining room has dual aspect windows to rear and side, double opening doors to the large patio, feature fireplace with brick surround and tiled hearth and serving hatch to the kitchen. The kitchen has a range of wall mounted and base storage cupboards and drawers, space and plumbing for dishwasher, double oven and four ring burner electric hob, single bowl single drainer stainless steel sink unit with mixer tap, space and plumbing for washing machine and space for upright fridge/freezer and dual aspect windows to front and side. Back door giving access to front and rear of the property. Space for tumble dryer in workshop/shed.

There are three double bedrooms with bedrooms one and two having the benefit of built in wardrobes. The family bathroom comprises a panel enclosed bath with twin taps and wall mounted electric shower, pedestal wash hand basin with twin taps, wall mounted mirrored medicine cabinet and fully tiled walls. Separate cloakroom with WC.

The front garden is predominantly laid to lawn with shrub borders. Outside tap. There is a driveway providing off road parking for two cars in turn leading to the single garage with up and over door and window overlooking rear workshop. The private rear garden features mature trees, rhododendrons, rockery, apple tree and lawns extending to approximately 19m (62ft) in length. The west facing raised patio leads to the rear garden.





DIRECTIONS:

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

COUNCIL TAX: Band D BCP Council (Poole)

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: R1875