

354 West Way  
Broadstone BH18 9LF

Price **£475,000** Freehold



A THREE BEDROOM DETACHED FAMILY BUNGALOW SITUATED IN A QUIET CUL-DE-SAC LOCATION AND OFFERED TO THE OPEN MARKET WITH NO FORWARD CHAIN.



Ground Floor



Total area: approx. 110.7 sq. metres (1191.8 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.

**\* ENTRANCE PORCH**

**\* HALLWAY**

**\* CLOAKROOM 4'9" x 4' (1.49m x 1.21m)**

**\* SITTING ROOM 16'9" x 12'4" (5.15m x 3.77m)**

**\* DINING AREA 10'4" x 9'8" (3.16m x 2.98m)**

**\* KITCHEN 11' x 8' (3.35m x 2.43m)**

**\* BEDROOM ONE 10'5" x 10'2" (3.2m x 3.1m) TO WARDROBE FRONTS**

**\* BEDROOM TWO 10'7" x 8'4" (3.26m x 2.56m) TO WARDROBE FRONTS**

**\* BEDROOM THREE 10'1" x 8'9" (3.07m x 2.71m)**

**\* FAMILY BATHROOM 6'7" x 6' (2.04m x 1.82m)**

**\* FRONT AND REAR GARDENS**

**\* OFF ROAD PARKING**

**\* SINGLE GARAGE**

**\* UPVC DOUBLE GLAZED**

**\* GAS FIRED CENTRAL HEATING**









**ABOUT THIS PROPERTY**

A double glazed door with side screen gives access into the entrance porch and via a timber glazed door in turn leads to the hallway which has wood effect flooring, loft access via a hatch, storage cupboard with double opening doors housing the wall mounted boiler and access into the cloakroom which has frosted window to rear aspect, vanity unit with inset wash hand basin and mixer tap and low level flush WC. The light and airy sitting room has windows to front and both sides, TV point and telephone point. From the sitting room, there is access to the separate dining area which has window to front aspect. The modern fitted kitchen has two windows and door to side, Velux window, range of wall and floor mounted cupboards, wooden work surfaces over, two nests of three pan drawers, circular sink with drainer and mixer tap, tiled flooring, space and plumbing for washing machine and integrated appliances to include fridge, freezer, dishwasher, oven, grill, four ring gas hob and extractor fan over.

Bedrooms one and two both have windows to rear aspect with pleasant views over the rear garden and benefit from fitted wardrobes with sliding doors. Bedroom three has window to side aspect and also benefits from fitted wardrobes with sliding doors. The family bathroom has frosted window to side aspect, part tiled walls, towel ladder radiator, low level flush WC, wash hand basin with mixer tap and panel enclosed bath with mixer tap and shower over.

To the front of the property is an area laid to lawn and a block paved driveway providing off road parking for a number of vehicles in turn leading to the single garage which has up and over door, light, power and window and door to rear. The rear garden is predominantly laid to lawn with a large area laid to patio and decking providing ample seating, all of which are bound by timber fence and mature shrub borders. Access along the side in turn leads to the front.







**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 E BCP Council (Poole)

**ENERGY EFFICIENCY RATING:** Band E

**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: R1932**