

129 West Way  
Broadstone BH18 9LH

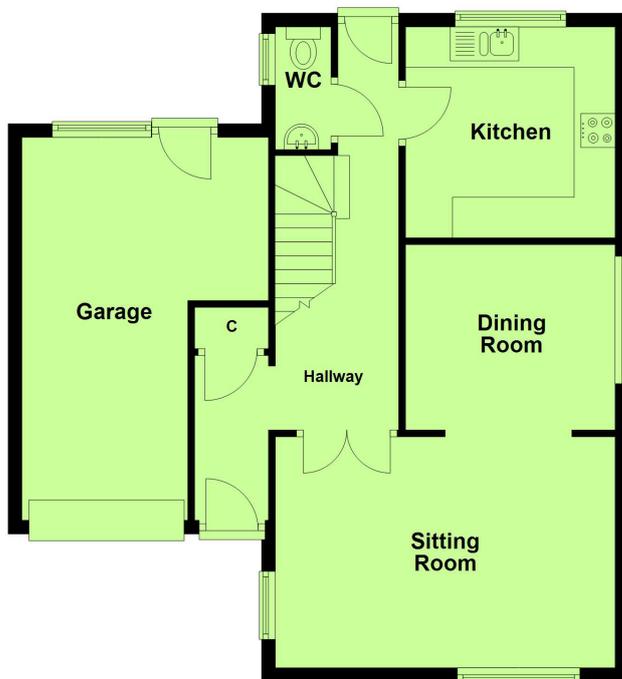
Price **£475,000** Freehold



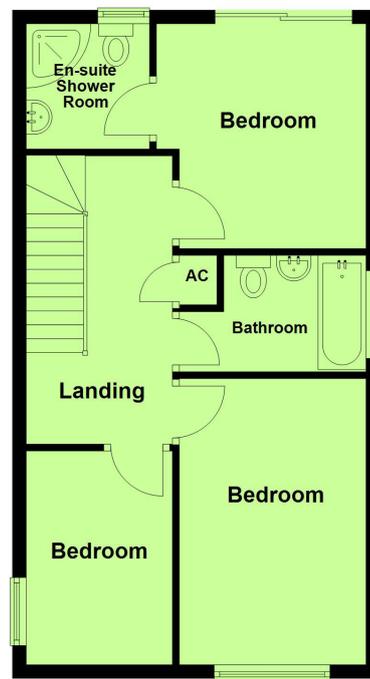
AN OPPORTUNITY TO ACQUIRE A THREE  
BEDROOM DETACHED FAMILY HOME  
SET IN ONE OF BROADSTONE'S SOUGHT  
AFTER ROADS. OFFERED TO THE MARKET  
WITH NO FORWARD CHAIN.



Ground Floor



First Floor



Total area: approx. 114.1 sq. metres (1228.7 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.

- \* **ENTRANCE HALL 20'1" (MAXIMUM) x 9'7" (MAXIMUM) (6.12m x 2.95m)**
  - \* **CLOAKROOM 5'8" x 2'8" (1.76m x 0.85m)**
  - \* **SITTING ROOM 16'2" x 11' (4.93m x 3.35m)**
  - \* **DINING ROOM 10' x 9'1" (3.04m x 2.77m)**
  - \* **KITCHEN 10'1" x 9'8" (3.07m x 2.98m)**
  - \* **STAIRS LEAD TO THE FIRST FLOOR LANDING**
  - \* **BEDROOM ONE 11'2" x 10'1" (3.41m x 3.07m)**
- \* **EN SUITE SHOWER ROOM 5'9" x 5'3" (1.79m x 1.61m)**
  - \* **BEDROOM TWO 13'8" x 9'1" (4.21m x 2.77m)**
  - \* **BEDROOM THREE 10'4" x 7' (3.16m x 2.13m)**
- \* **FAMILY BATHROOM 9'9" x 5'5" (3.01m x 1.67m)**
  - \* **FRONT AND REAR GARDENS**
    - \* **DRIVEWAY PARKING**
    - \* **SINGLE GARAGE**
  - \* **DOUBLE GLAZED WINDOWS**
- \* **GAS FIRED CENTRAL HEATING WITH RADIATORS**







**ABOUT THIS PROPERTY**

UPVC front door leads to the entrance hall with built in storage cupboard. The cloakroom comprises low level flush WC, wash hand basin with twin taps, tiled splashback with fitted mirror above and obscured glazed window to the side aspect. The sitting room is to the front of the property with dual aspect windows. There is a square archway to the dining room with window to the side aspect and serving hatch to the kitchen. The kitchen has a range of wall mounted and base storage cupboards and drawers, roll top work surfaces, one and a half bowl single drainer stainless steel sink unit with mixer tap, four ring burner gas hob, integrated double oven, space and plumbing for washing machine and dishwasher, part tiled walls, space for upright fridge/freezer and window overlooking the rear garden.

Stairs lead from the entrance hall to the first floor landing where there is access to the loft space, built in airing cupboard housing the hot water tank and slatted shelving above, further loft room accessed via the landing. Bedroom one is to the rear of the property with sliding glazed door and Juliette balcony. The en suite shower room comprises fully tiled shower cubicle with wall mounted shower, low level flush WC, wash hand basin with mixer tap and vanity unit beneath and wall mounted heated towel rail. Bedrooms two and three are to the front of the property. The family bathroom comprises low level flush WC, pedestal wash hand basin with twin taps, panel enclosed bath with twin taps and wall mounted shower above.

The front of the property is laid to block paving providing off road parking in turn leading to the single garage with up and over door, light, power and window and personal door to the rear. There are also shrub and herbaceous borders to the front. The rear garden is tiered and is mainly laid to lawn with shrub and herbaceous borders. Access along the side of the property 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 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: R1969**