

76 Lytchett Drive
Broadstone BH18 9LB

Price **£365,000** Freehold



A THREE BEDROOM SEMI DETACHED FAMILY HOME SITUATED IN A QUIET AND POPULAR RESIDENTIAL LOCATION WITHIN SOUGHT AFTER SCHOOL CATCHMENTS.



*** ENTRANCE HALLWAY**

*** CLOAKROOM**

*** KITCHEN 9'9" x 7'9" (2.98m x 2.35m)**

*** DINING ROOM 11' x 8' (3.35m x 2.44m)**

*** LOUNGE 14'4" x 10'8" (4.36m x 3.25m)**

*** STAIRS RISING TO FIRST FLOOR**

*** BEDROOM ONE 14'6 x 10'8" (4.43m x 3.25m)**

*** BEDROOM TWO 12'4" x 7'7" (3.77m x 2.31m)**

*** BEDROOM THREE 9'1" x 6'1" (2.77m x 1.86m)**

*** FAMILY BATHROOM 6'4" x 5'11" (1.94m x 1.8m)**

*** GARDEN ROOM/HOME OFFICE 10'6" x 5'10" (3.2m x 1.77m)**

*** SECLUDED REAR GARDEN**

*** DRIVEWAY PARKING**

*** SINGLE GARAGE**

*** UPVC DOUBLE GLAZED**

*** GAS FIRED CENTRAL HEATING & BRAND NEW COMBINATION BOILER**





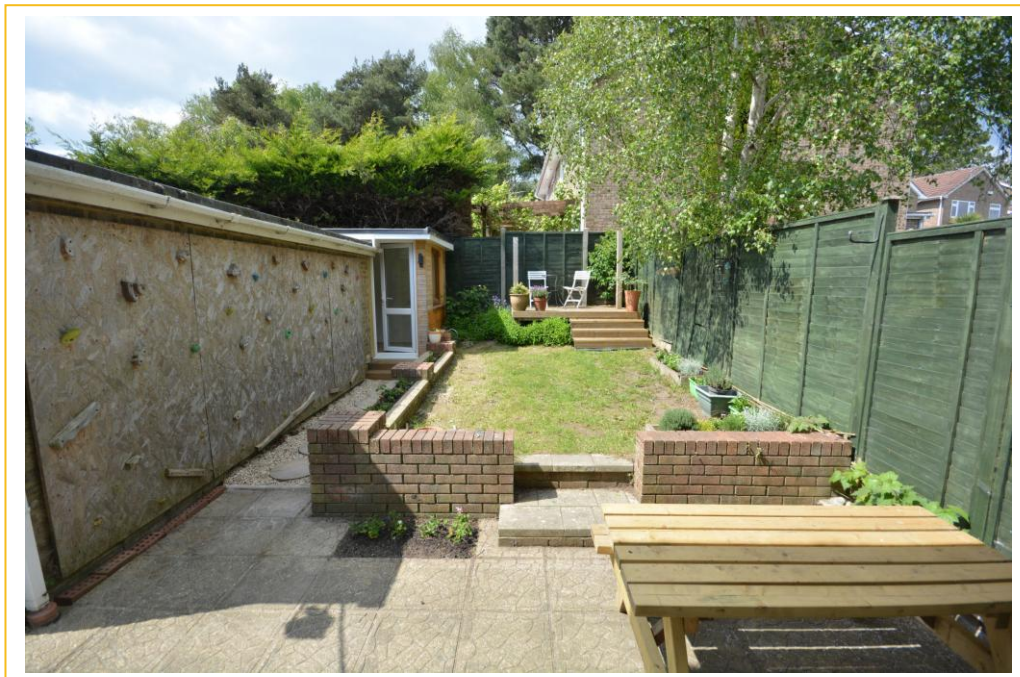


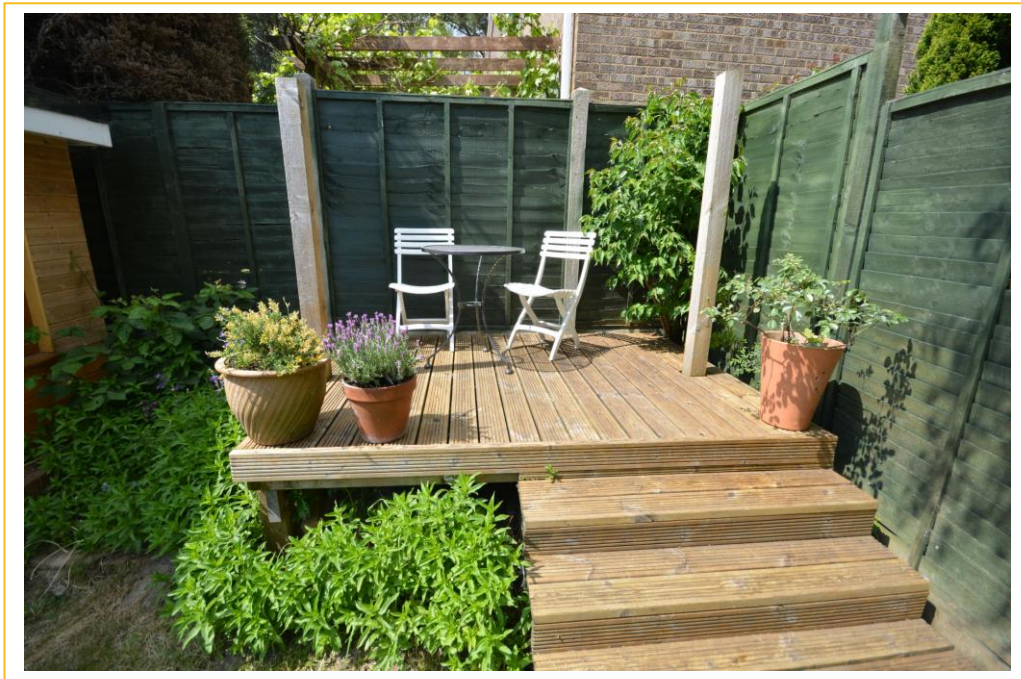
ABOUT THIS PROPERTY

A UPVC double glazed frosted front door gives access into the entrance hallway which has stairs rising to first floor and access into the cloakroom which has wash hand basin with tap, low level flush WC and frosted window to front aspect. The kitchen has window to front aspect, range of wall and floor mounted cupboards, roll top working surfaces, part tiled walls, tiled flooring, single sink with drainer and mixer tap, wall mounted brand new 'Viessmann' combination boiler and space for tall fridge/freezer, washing machine, dishwasher and oven. The light and airy dining room has window to side aspect, wood effect laminate flooring, understairs storage cupboard and access into the lounge which also has laminate flooring, window to rear aspect and sliding patio doors leading out to the rear garden.

The first floor landing has loft access via a hatch and storage cupboard. Bedroom one has window to rear aspect with pleasant views over the rear garden and a range of fitted furniture. Bedroom two and three both have windows to front aspect. The family bathroom has frosted window to side aspect, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap, part tiled walls and panel enclosed bath with mixer tap and shower over.

The front of the property is laid to block paving providing off road parking for a number of vehicles and via double opening timber gates leads down the side of the property in turn to the garage which has up and over door, light and power. The rear garden has a patio running adjacent providing seating in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence and mature shrub borders. Additional patio area laid to decking. The property also benefits from a garden room/home office which has double glazed door, window to side, wood effect flooring, light and power.





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 C BCP (Poole) Council

ENERGY EFFICIENCY RATING: Band 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: R1988