

143 West Way
Broadstone BH18 9LQ

Price Guide **£750,000 - £775,000** Freehold



A BEAUTIFULLY PRESENTED AND EXTENDED
FOUR BEDROOM DETACHED FAMILY HOME,
HAVING BEEN FINISHED TO A HIGH SPECIFICATION
THROUGHOUT, AND SET IN A POPULAR
RESIDENTIAL LOCATION.



*** ENTRANCE HALL**

*** GROUND FLOOR CLOAKROOM 5'6" x 3'3" (1.7m x 1m)**

*** SITTING ROOM 16'3" (MAXIMUM) x 10'8" (4.96m x 3.29m)**

*** KITCHEN/DINING/FAMILY ROOM 28' (MAXIMUM) x 27'9" (MAXIMUM)
(8.53m x 8.5m)**

*** UTILITY ROOM 10'8" x 8'9" (3.29m x 2.71m)**

*** STAIRS LEAD FROM THE ENTRANCE HALL TO THE FIRST FLOOR LANDING**

*** BEDROOM ONE 16'5" (MAXIMUM) x 10'6" (5.02m x 3.23m)**

*** EN SUITE SHOWER ROOM 10' x 4'5" (3.04m x 1.37m)**

*** BEDROOM TWO 14'4" TO WARDROBE FRONTS x 10'9" (4.38m x 3.32m)**

*** BEDROOM THREE 13'1" x 8' (3.99m x 2.43m)**

*** BEDROOM FOUR 10' x 8' (3.04m x 2.43m)**

*** FAMILY BATHROOM 9'7" x 5'4" (2.95m x 1.64m)**

*** SINGLE GARAGE 14'1" x 7'2" (4.29m x 2.19m)**

*** ATTRACTIVE SOUTH FACING REAR GARDEN**

*** OFF ROAD PARKING FOR FIVE CARS**

*** ALUMINIUM DOUBLE GLAZED WINDOWS AND DOORS**

*** GAS FIRED CENTRAL HEATING WITH RADIATORS**







ABOUT THIS PROPERTY

The front door leads to the entrance hallway with built in understairs cupboard. The ground floor cloakroom comprising low level flush WC, wash hand basin with mixer tap and vanity unit beneath, wall mounted heated towel rail, fully tiled walls and floor, inset spotlighting and extractor fan. The formal sitting room is to the front of the property with feature spotlighting and recess for large TV and further inset storage shelf. The kitchen/dining/family room features a range of wall mounted and base storage cupboards and drawers, four ring burner induction hob with extractor fan above, integrated appliances include double oven, dishwasher, fridge and freezer, wine fridge, single sink with mixer tap and window to the side aspect. The kitchen area is open plan to the dining/family room with feature bi-fold doors and windows to the rear garden and inset spotlighting throughout. The utility room comprises a range of wall mounted and base storage cupboards, single bowl single drainer sink unit with mixer tap, space and plumbing for washing machine and tumble dryer, wall mounted heated towel rail, fitted shoe storage and obscured glazed door to the side aspect.

Stairs lead from the entrance hallway to the first floor landing where there is access to loft space. Spacious bedroom one has fitted wardrobes. The en suite shower room comprises low level flush WC, wash hand basin with mixer tap and vanity unit beneath, fully tiled shower cubicle with wall mounted shower and inset shelf, wall mounted heated towel rail, fully tiled walls and floor, feature inset spotlighting and extractor fan. Bedroom two is to the front of the property and has built in wardrobes. Bedroom three is to the rear of the property with built in wardrobes. Bedroom four is to the front of the property. The family bathroom comprises low level flush WC, wash hand basin with mixer tap and vanity unit beneath, bath with fitted dual action shower and shower screen, wall mounted heated towel rail, fully tiled walls and floor, feature inset spotlighting and extractor fan.

There is a single garage and ample off road parking to the front of the property with raised shrub borders. The southerly facing rear garden is mainly laid to lawn with feature patio area. There is side access.





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 F BCP Council (Poole)

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: R2025