

242 West Way
Broadstone BH18 9LL

Price **£500,000** Freehold



AN ELEVATED AND WELL PRESENTED FOUR BEDROOM, TWO BATHROOM DETACHED FAMILY BUNGALOW SET IN A QUIET CUL-DE-SAC LOCATION AND BENEFITTING DRIVEWAY AND DOUBLE GARAGE. NO FORWARD CHAIN.



Total area: approx. 140.7 sq. metres (1514.1 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 HALLWAY**

* **LOUNGE 20'1" X 17'2" (6.12m x 5.24m)**

* **L- SHAPED KITCHEN/BREAKFAST ROOM 17'9" MAXIMUM X 17'5" MAXIMUM (5.45m x 5.33m)**

* **LOBBY 4'9" EXTENDING TO 8' X 8'1" (1.49m extends to 2.43m x 2.46m)**

* **BEDROOM ONE 12'6" X 10'1" (3.84m x 3.07m)**

* **EN SUITE SHOWER ROOM 10' X 2'9" (3.04m x 0.88m)**

* **BEDROOM TWO 12'4' X 10'8" (3.77m x 3.29m)**

* **BEDROOM THREE 11'9" X 8'8" (3.62m x 2.68m)**

* **BEDROOM FOUR 12'8" X 10'4" (3.90m x 3.16m)**

* **FAMILY BATHROOM 11' MAXIMUM X 5'3" (3.35m x 1.61m)**

* **SEPARATE WC 5'5" X 2'9" (1.67m x 0.88m)**

* **REAR GARDEN**

* **DOUBLE GARAGE**

* **DRIVEWAY PARKING**

* **DOUBLE GLAZED WINDOWS**

* **GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

Part glazed front door leads to the entrance hallway which has built in storage cupboard and access to loft space. The bright and airy lounge has triple aspect windows, gas fireplace and hearth and two radiators. The L- shaped kitchen/breakfast room comprises a range of wall mounted and base storage cupboards and drawers, integrated double oven with five ring burner gas hob, space and plumbing for washing machine, one and a half bowl single drainer stainless steel sink unit with mixer tap, space and plumbing for dishwasher, part tiled walls and double opening doors to a small courtyard area. The lobby area comprises access to loft space and door to the rear garden. Bedroom one has a window to the side aspect and an en suite shower room comprising WC, wash hand basin with twin taps and vanity unit beneath, fitted mirror, tiled shower cubicle with wall mounted electric shower and extractor fan.

There are three further bedrooms with bedrooms two and four having fitted wardrobes. There is a separate WC comprising low level flush WC and obscured glazed window. The family bathroom comprises a built in airing cupboard, panel enclosed bath with mixer tap and electric shower with shower screen, wash hand basin with twin taps and vanity unit beneath, fitted mirror, further built in cupboard, wall mounted mirrored medicine cabinet and obscured glazed window.

Outside, the front of the property is predominantly laid to block paving for off road parking in turn leading to the double garage. The rear garden is laid to lawn with shrub and herbaceous borders, raised paved patio area with picket fence, storage shed and greenhouse.





DIRECTIONS:

From Broadstone Centre proceed to the Broadstone roundabout, take the second exit into Clarendon Road and then take the first turning left into West Way.

COUNCIL TAX: Band E BCP (Poole) Council

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: R2067