

178 Lytchett Drive  
Broadstone BH18 9NY

Price Guide **£420,000** Freehold



AN OPPORTUNITY TO ACQUIRE A  
SPACIOUS THREE BEDROOM DETACHED  
FAMILY HOME SET ON A CORNER PLOT  
IN A QUIET CUL-DE-SAC LOCATION.



Total area: approx. 84.1 sq. metres (905.2 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**

**\* GROUND FLOOR CLOAKROOM 5'6" x 2'9" (1.7m x 0.88m)**

**\* KITCHEN 11'10" x 8' (3.6m x 2.44m)**

**\* LOUNGE/DINING ROOM 18'4" x 14'10" (5.6m x 4.29m)**

**\* FIRST FLOOR LANDING**

**\* BEDROOM ONE 12'10" TO WARDROBE FRONTS x 10'1" (MAXIMUM)  
(3.9m x 3.07m)**

**\* BEDROOM TWO 12'2" x 7'11" (3.7m x 2.41m)**

**\* BEDROOM THREE 9'1" x 6'6" (2.77m x 1.98m)**

**\* FAMILY BATHROOM 7'8" (MAXIMUM) x 7'1" (2.37m x 2.16m)**

**\* LANDSCAPED REAR GARDEN**

**\* CAR PORT 40'5" x 9'6" (12.32m x 2.9m)**

**\* OFF ROAD PARKING**

**\* FURTHER GARAGE**

**\* GAS FIRED CENTRAL HEATING**

**\* DOUBLE GLAZED**

**\* EASY ACCESS TO THE CASTLEMAN TRAILWAY**







**ABOUT THIS PROPERTY**

UPVC double glazed door to the entrance hallway with storage cupboard and tiled flooring. The ground floor cloakroom comprises low level flush WC, pedestal wash hand basin with tiled splashback, tiled flooring, UPVC double glazed frosted window to the front aspect. The kitchen has a range of wall mounted and base storage cupboards and drawers, four ring 'Bosch' gas hob with extractor fan above, single bowl stainless steel sink unit with mixer tap, integrated double oven and grill, space and plumbing for washing machine, integrated 'Bosch' dishwasher, part tiled walls, feature spotlighting and tiled flooring. Open plan through to the spacious lounge/dining room with dual aspect windows to the side and rear, UPVC double glazed patio doors giving access to the rear garden and door to understairs storage cupboard where the electric fuse box is located.

Stairs lead from the entrance hallway to the first floor landing where there is access to loft space and built in storage cupboard. Bedroom one is to the rear of the property with built in wardrobes. Bedrooms two and three both have windows to the front aspect. The family bathroom comprises panel enclosed bath with mixer tap and wall mounted shower and shower screen, wash hand basin with mixer tap and vanity unit beneath, low level flush WC, part tiled walls, wall mounted mirrored medicine cabinet, extractor fan and window to the side aspect.

The front of the property is enclosed by a low level brick wall and has been laid to block paving providing off road parking. Outside tap. Access through to the car port measuring 40'5" x 9'6" (maximum) (12.32m x 2.9m) with electric up and over door, light and power and polycarbonate roof. There is a further up and over door giving access to the garage located in the rear garden. The beautifully landscaped private rear garden has a raised patio area which is accessible from the lounge/dining room. The remainder of the garden is partly laid to lawn with shrub and herbaceous borders with sleepers, further patio area and child's play area to the rear, all fully enclosed by timber fence panels. To the right hand side of the property, there are double gates leading to a hardstanding area with outside electric point.





**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. The property can be found in the last cul-de-sac on the right hand side.

**COUNCIL TAX:** Band D 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: R2100**