

**161 West Way, Broadstone,
BH18 9LQ**

**£549,950
Freehold**



A very well presented and extended four double bedroom detached family home situated in this sought after location of Broadstone. The house benefits from gas fired heating with radiators and UPVC double glazing with UPVC fascias and soffits. A particular feature is the extended kitchen/breakfast room and also the addition of a conservatory which enjoys an outlook over the southerly facing rear garden and woodland beyond. The current owner has recently updated the ground floor cloakroom and also the bathroom/shower room to the first floor. A long driveway provides leads to a double garage fitted with an electronically operated up and over door, also located in the rear garden is a workshop with power and light and a greenhouse.

ENTRANCE CANOPY With outside light leads to the double glazed front door with adjoining side screen

RECEPTION HALL Coved ceiling, radiator, telephone connection point, understairs storage cupboard, wood effect Karndean flooring

GROUND FLOOR CLOAKROOM A contemporary white suite comprising of WC, inset wash hand basin with centre mixer tap with two deep drawers below, coved smooth plastered ceiling, partly tiled walls, radiator, window to rear aspect, wood effect Karndean flooring

LOUNGE 19' 8" x 11' 11" (5.99m x 3.63m) Coved smooth plastered ceiling with two radiators, TV aerial connection, ornamental fireplace fitted with a living flame gas fire, two wall light points, window to front aspect, UPVC French doors with glazed side screen leads to:

CONSERVATORY 11' 7" max. x 10' 8" (3.53m x 3.25m) Constructed with UPVC double glazed casements with a polycarbonate roof there is a ceramic tiled floor, wall light point, power points, ceiling fan and French doors lead to the rear garden

KITCHEN/DINING ROOM 28' 5" x 10' 7" narrowing to 9'10" in the dining area (8.66m x 3.23m) A particular feature of the property, in the kitchen there is a comprehensive range of units comprising of a one and a half bowl single drainer sink unit with centre mixer tap with adjacent worktop surfaces with a range of drawers and base storage cupboards below and eye level wall mounted units over with underlighting, integrated Neff double oven, integrated Neff five ring gas hob with extractor canopy above, space for a fridge and freezer with wall mounted cupboards over, space for washing machine and dishwasher, windows to the side and rear aspect, door leading to outside, light dimmer control switch to the inset downlighting, coved smooth plastered ceiling, wall mounted Glow Worm boiler serving the heating and domestic hot water supply. The kitchen then opens through to a dining area where there is space for a table and chairs, radiator and window to the front aspect, light dimmer control switch, tile effect Karndean flooring to both the kitchen and dining area

STAIRCASE FROM THE RECEPTION HALL LEADS TO:

FIRST FLOOR LANDING Airing cupboard with insulated hot water cylinder with slatted shelving above, and on the landing there is a loft hatch with a sliding ladder which gives access to the roof space. The loft has been partially boarded and has a light available

BEDROOM 1 13' plus wardrobes x 10' (3.96m x 3.05m) Coved ceiling with inset downlighting, two windows to the front aspect, radiator, running across the full width of the room are floor to ceiling wardrobes units, light dimmer control switch, telephone connection point

BEDROOM 2 11' x 10' (3.35m x 3.05m) Coved ceiling, radiator, window to front aspect, light dimmer control switch

BEDROOM 3 17' 1" x 10' 8" narrowing to 7' (5.21m x 3.25m) Coved ceiling, inset downlighting, radiator, window enjoying an outlook over the rear garden and woodland beyond, there is a corner fitted shower cubicle with fully tiled walls, hand held shower attachment and rain shower shower head, extractor fan, to the side a wash hand basin with centre mixer tap with cabinet below and light above with an electric shaver point



BEDROOM 4 9' 10" x 9' 5" (3m x 2.87m) Coved ceiling, radiator, light dimmer control switch, window to the rear aspect again overlooking the garden and woodland

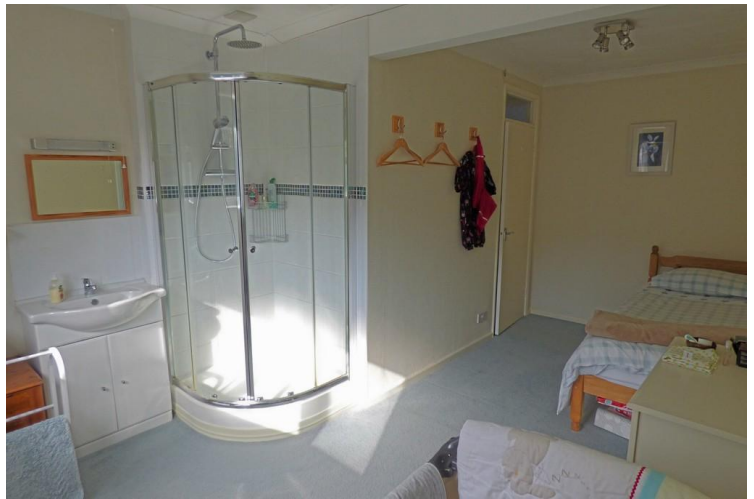
BATHROOM A contemporary white suite comprising of panel enclosed bath with centre mixer tap, wash hand basin with centre mixer tap with two deep drawers below, WC with concealed cistern, fully tiled shower cubicle with rain shower shower head and hand held shower attachment, coved smooth plastered ceiling with inset downlighting and extractor fan, fully tiled walls, tall chrome heated towel rail, window and wood effect flooring

OUTSIDE - FRONT The front garden has been arranged for ease of maintenance being predominantly laid to stone chippings punctuated with a number of small trees, specimen plants and decorative Purbeck stone rocks. A block paved area provides double width parking and then a tarmac driveway runs along the right hand side of the house leading to the **DETACHED DOUBLE GARAGE** which has an outside light. The garage has power and light and an electronically operated up and over door, double gates then open to:

OUTSIDE - REAR Directly to the back of the house there is a brick edged paved patio area which leads up to the composite decking surrounding the conservatory and leading to the back door of the property. From the patio there is then an area of lawn with borders laid to decorative stone for ease of maintenance, a paved pathway then leads to the rear of the garden where there are further gravelled borders punctuated by a number of shrubs. There is a substantial timber workshop set on a concrete base, the workshop has power and light and a window and to the side of the workshop is a further garden store. The garden is enclosed to both sides and to the rear of the garden there is wire fencing which allows an attractive outlook over the adjoining woodland, greenhouse. To the left hand side of the house there is a paved pathway where there is a water tap and this leads to a gate returning to the front garden.

COUNCIL TAX BAND 'E' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	80
(55-68)	D	69
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

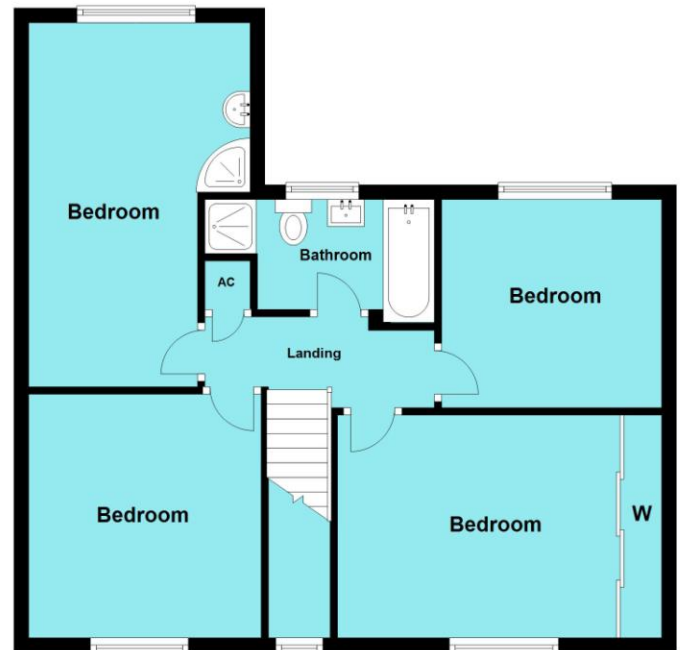
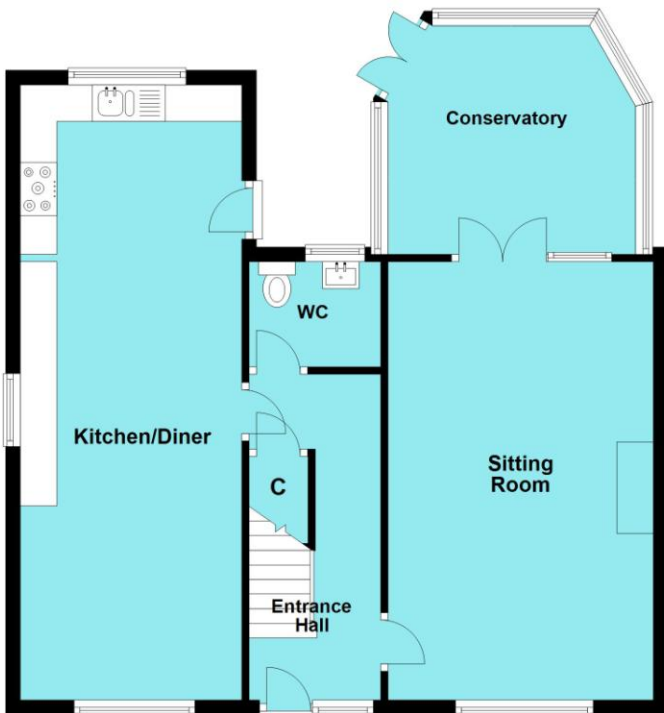


Ground Floor

Approx. 70.0 sq. metres (753.6 sq. feet)

First Floor

Approx. 59.2 sq. metres (637.6 sq. feet)



Total area: approx. 129.2 sq. metres (1391.2 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 or 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.

Towngate House, 2-8 Parkstone Road, Poole BH15 2PW | T 01202 660900 | E poole@wilsonthomas.co.uk
 5 Bournemouth Road, Lower Parkstone, Poole BH14 OEF | T 01202 717771 | E lowerparkstone@wilsonthomas.co.uk
 219 Lower Blandford Road, Broadstone, Poole BH18 8DN | T 01202 691122 | E broadstone@wilsonthomas.co.uk
www.wilsonthomas.co.uk