

45 Lytchett Drive
Broadstone BH18 9LA

Price **£375,000** Freehold

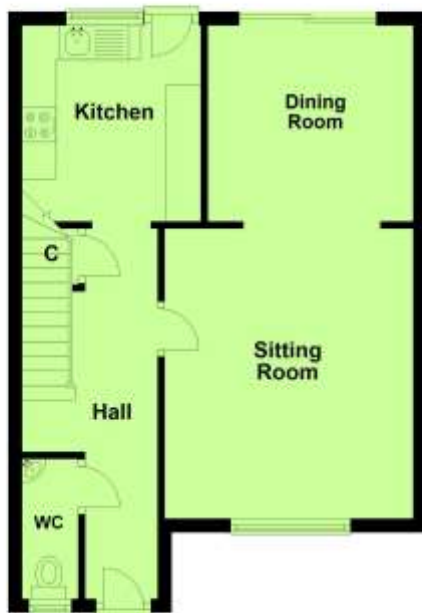


A WELL PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME SITUATED IN A QUIET AND POPULAR RESIDENTIAL LOCATION WITHIN SOUGHT AFTER SCHOOL CATCHMENTS. BENEFITTING FROM SIZEABLE REAR GARDEN.



Ground Floor

Approx. 43.4 sq. metres (466.7 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.8 sq. feet)



Total area: approx. 84.4 sq. metres (908.3 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.

- * **ENTRANCE HALLWAY 18' 5" x 5' 9" (MAXIMUM) (5.64m X 1.8m)**
 - * **CLOAKROOM 5' 6" x 2' 7" (1.71m x 0.82m)**
- * **LOUNGE/DINING ROOM 24' 9" x 11' 9" (MAXIMUM) (7.59m x 3.63m)**
 - * **KITCHEN 9' 7" x 8' 5" (2.96m x 2.59m)**
 - * **STAIRS RISING TO FIRST FLOOR**
- * **BEDROOM ONE 11' x 10' 4" TO WARDROBE FRONT (3.35m x 3.17m)**
 - * **BEDROOM TWO 11' x 10' 9" (3.35m x 3.32m)**
 - * **BEDROOM THREE 8' 3" x 7' 9" (2.53m x 2.41m)**
- * **MODERN SHOWER ROOM 6' 9" x 6' 3" (2.1m x 1.92m)**
 - * **FRONT & REAR GARDENS**
 - * **SINGLE GARAGE**
 - * **UPVC DOUBLE GLAZING**
 - * **GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

Via the UPVC double glazed frosted front door gives access into the entrance hallway which has stairs rising to the first floor, understairs storage cupboard and access into the ground floor cloakroom which has frosted window to front aspect, fully tiled walls, corner wash hand basin with hot and cold tap and low level flush WC. The light and airy lounge/dining room has window to front aspect, central fireplace with inset gas fire, TV point, serving hatch through to kitchen and sliding patio doors giving access to the rear garden. The kitchen has window and door to rear, tiled flooring, fully tiled walls, range of wall and floor mounted cupboards, rolled top working surfaces, single sink with drainer and mixer tap, TV point and space for oven and tall fridge/freezer.

The first floor landing has loft access via a hatch and storage cupboard with single panel radiator and slatted shelving. Bedroom one has window to front aspect, telephone point and fitted wardrobes. Bedroom two and bedroom three both have windows to rear aspect with pleasant views over the rear garden. The recently fitted shower room has fully tiled walls and flooring, frosted window to front aspect, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and shower cubicle with shower.

To the front of the property is a low maintenance garden being laid to lawn with mature shrub and low level brick wall borders with access to the rear garden down the side via a timber gate. One of the main features to this delightful property is the sizeable and private south westerly rear garden which is predominantly laid to lawn with an area running adjacent to the property providing a patio. Hard stand for shed. Outside tap. Timber gate giving access to the single garage which has up and over door. There is also potential to extend to the side of the property, subject to the relevant planning permissions.



DIRECTIONS:

Proceed along the Broadway to the main Broadstone roundabout taking the second exit into Clarendon Road. Then take first left into West Way and Lytchett Drive can be found 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: R1302