

**137 West Way, Broadstone,  
BH18 9LH**

**£475,000  
Freehold**

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**A particularly spacious extended four double bedroom family home set in this ever sought after residential area, within around half a mile of Broadstone. The house offers excellent accommodation to include living room, dining room, kitchen/breakfast room, master bedroom with en-suite shower room, three further bedrooms and a family bathroom. There is an integral garage, excellent parking in addition to a good size south facing rear garden. Excellent local schools including the boys' and girls' grammar schools are close by. With a degree of modernisation required, we recommend early viewing.**



## DECORATIVE UPVC DOUBLE GLAZED DOOR

Leads to:

**ENTRANCE HALL** Walk in cupboard within which an internal door leads to the attached garage, understairs cupboard, double glazed door to rear garden

**CLOAKROOM** Suite comprising close coupled WC, wall hung wash hand basin, tiled walls, window to side elevation

**LIVING ROOM** 16' 6" x 11' (5.03m x 3.35m) Power points, TV point, gas fire set on reconstituted marble plinth with wooden fire surround, full height window to side elevation, window to front elevation, through way to:

**DINING ROOM** 10' x 9' (3.05m x 2.74m) Open serve hatch to kitchen, window to side elevation

**KITCHEN/BREAKFAST ROOM** 10' x 10' (3.05m x 3.05m) Fitted with a range of wall and floor mounted units, fitted worksurfaces and part tiled walls, inset stainless steel single bowl sink unit, plumbing and space for slimline dishwasher, plumbing and space for washing machine, cupboard housing Vaillant wall mounted gas boiler, space for cooker, space for fridge/freezer, breakfast bar, open serve hatch, window overlooking rear garden

**FROM THE ENTRANCE HALL, AN EASY TREAD STAIRCASE WITH BALUSTRADE LEADS TO:**

**PART GALLERIED FIRST FLOOR LANDING** Built in linen cupboard, access to loft space

**MASTER BEDROOM** 12' 6" x 11' 8" (3.81m x 3.56m) TV point, window to front elevation, door to:

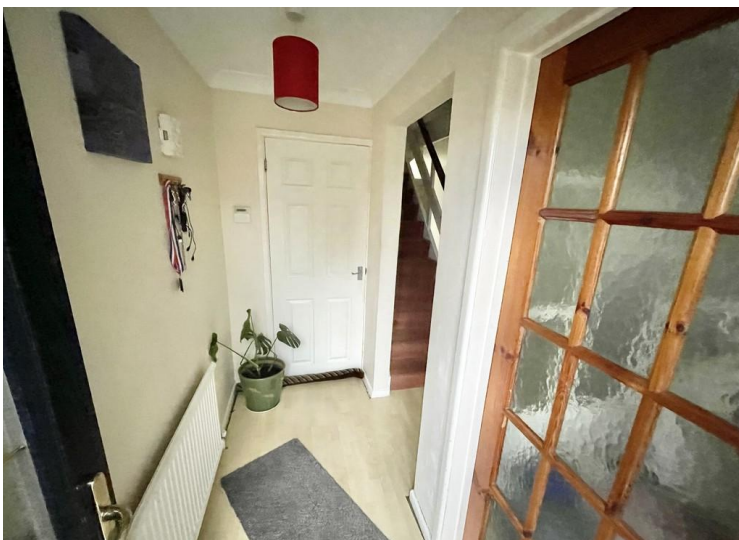
**EN-SUITE SHOWER ROOM** Suite comprising walk in shower cubicle with wall mounted shower control, close coupled WC, pedestal wash hand basin, tiled walls, window to rear elevation

**BEDROOM 2** 'L' shaped 16' 3" x 10' 8" max. (4.95m x 3.25m) Two windows to rear elevation

**BEDROOM 3** 13' 8" x 8' 2" (4.17m x 2.49m) Window to front elevation

**BEDROOM 4** 10' 4" x 8' (3.15m x 2.44m) Full height window to side elevation

**FAMILY BATHROOM** Suite comprising panelled bath, pedestal wash hand basin, close coupled WC, fully tiled walls, heated towel rail, window to side elevation



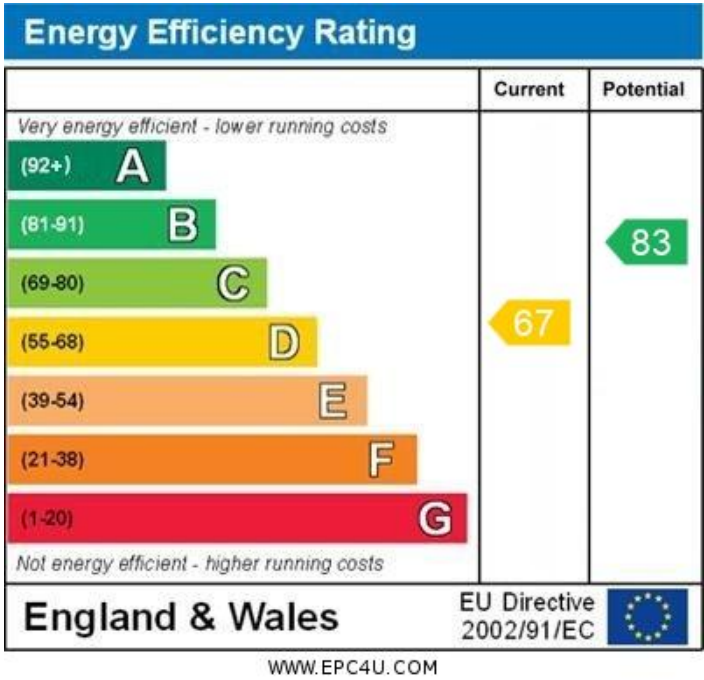


**OUTSIDE - FRONT** Set in a very popular residential area, just over half a mile from Broadstone, 137 West Way enjoys a deep frontage with the front garden being laid to lawn bordered by mature hedgerow and a variety of shrubs. A long tarmacadam driveway provides parking for three cars and leads to the INTEGRAL GARAGE measuring approximately 18' 4" x 7' 2" with an additional recess measuring 7' x 4' to the rear of the garage. The garage has an up and over door, together with light and power and wall mounted gas and electric meters. There is also a personal door to the south facing rear garden.

**OUTSIDE - REAR** This south facing garden measures approximately 40' x 38' and has a full width patio/BBQ area together with two lawned areas bordered by a variety of matching brick built wall and close boarded timber panelled fencing.

**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.

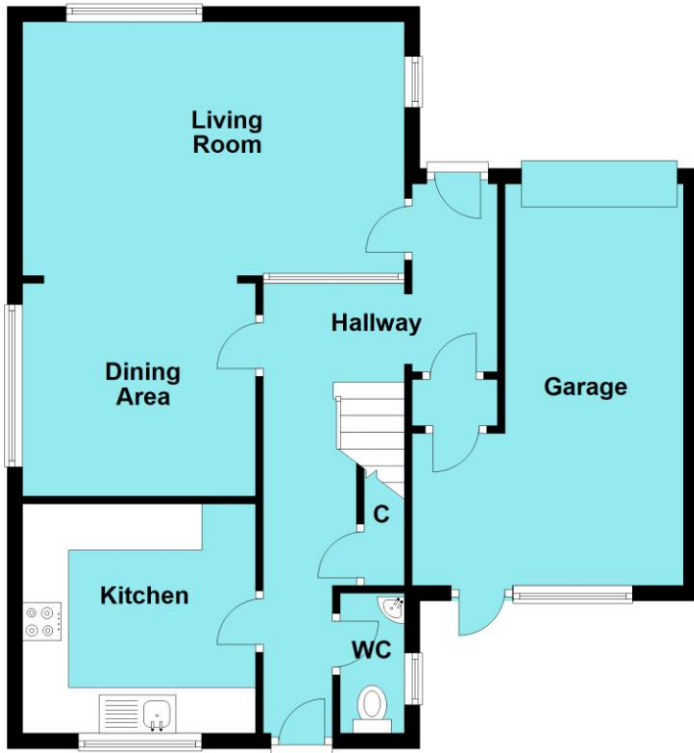
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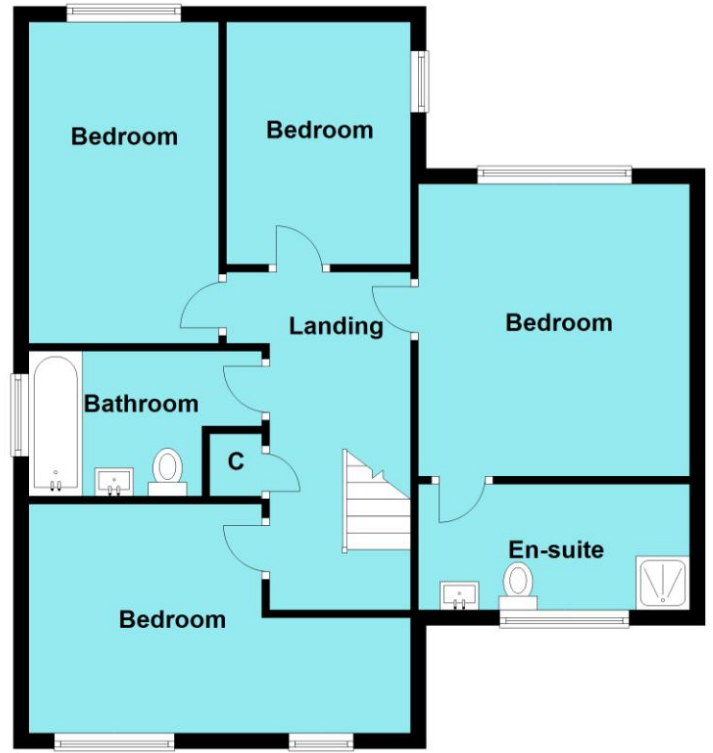
### Ground Floor

Approx. 65.1 sq. metres (701.0 sq. feet)



### First Floor

Approx. 66.3 sq. metres (713.5 sq. feet)



Total area: approx. 131.4 sq. metres (1414.5 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.

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