



## Lytchett Drive, Broadstone BH18 9NP

\* No Forward Chain \* Nicely positioned within a sought after peaceful no through road lies this immaculate well cared for 3 bedroom semi-detached house close to popular local Schools, Broadstone shopping high street, nature reserve and trailway. There is well-proportioned living accommodation on offer to include a 20ft approx. lounge/dining room and there is a long driveway, garage and low maintenance rear garden.

**EPC: TBC Council Tax Band: D £375,000 Freehold**







## Key Features

- SEMI-DETACHED HOUSE IN SOUGHT AFTER LOCATION
- ENTRANCE HALLWAY & CLOAKROOM
- 20ft APPROX. LOUNGE/DINING ROOM WITH PATIO DOORS
- KITCHEN
- THREE BEDROOMS
- FAMILY BATHROOM
- UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- CLOSE TO BROADSTONE SCHOOL/SHOPPING PARADE & TRAILWAY
- DRIVEWAY, GARAGE & LOW MAINTENANCE REAR GARDEN
- NO FORWARD CHAIN

## The Property

Upon entering the entrance hallway doors lead to the ground floor cloakroom and in to the kitchen located at the front of the house with stairs providing access to the first floor.

There is a generous size 20ft approx. lounge/dining room with an understairs storage cupboard and a sliding patio door provides access in to the rear garden.

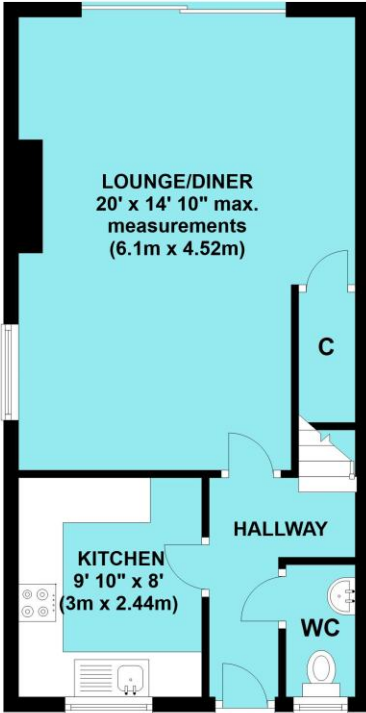
On the first floor there are three bedrooms with

the master located to the rear of the property with fitted furniture and a good size family bathroom completes the accommodation.

The rear garden is set out with minimal maintenance in mind and it is enclosed with closeboard fencing. A side gate provides access to the block paved driveway with the garage benefiting from power/light and a pitched roof. Located behind the garden is the railway leading to Broadstone, Poole and Upton Country Park.

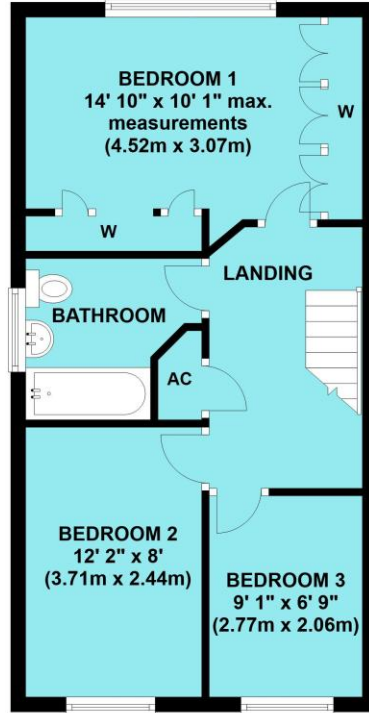
### Ground Floor

Approx. 41.1 sq. metres (442.8 sq. feet)



### First Floor


Approx. 41.1 sq. metres (442.8 sq. feet)



Total area: approx. 82.3 sq. metres (885.7 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		85
(69-80)		
C	72	
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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