



150 West Way, Broadstone BH18 9LN

Situated at the head of this quiet cul-de-sac location is this generous three bedroom detached bungalow offered for sale with the benefit of No Forward Chain.

EPC: TBC Council Tax Band: E Price: £475,000 Freehold







Key Features

- THREE GOOD SIZE BEDROOMS
- LARGE DUAL ASPECT LOUNGE
- WELL APPOINTED KITCHEN/DINING ROOM
- TWO SHOWER ROOMS, ONE BEING EN-SUITE
- DOUBLE GARAGE
- OFF ROAD PARKING FOR NUMEROUS VEHICLES
- FRONT & REAR GARDENS
- UPVC TRIPLE GLAZING, FASCIAS & SOFFITS
- POPULAR LOCATION
- WALKING DISTANCE TO BROADSTONE

The Property

This detached home benefits from an elevated position enjoying far reaching views from the front aspect over Broadstone. The accommodation comprises of a generous reception hall which leads to a good size sitting room with dual aspect windows, a well appointed kitchen/dining room and three good size bedrooms, two having fitted bedroom furniture and the master bedroom enjoying an en-suite shower room. There is then a second shower room which could be easily altered back to a family bathroom if required.

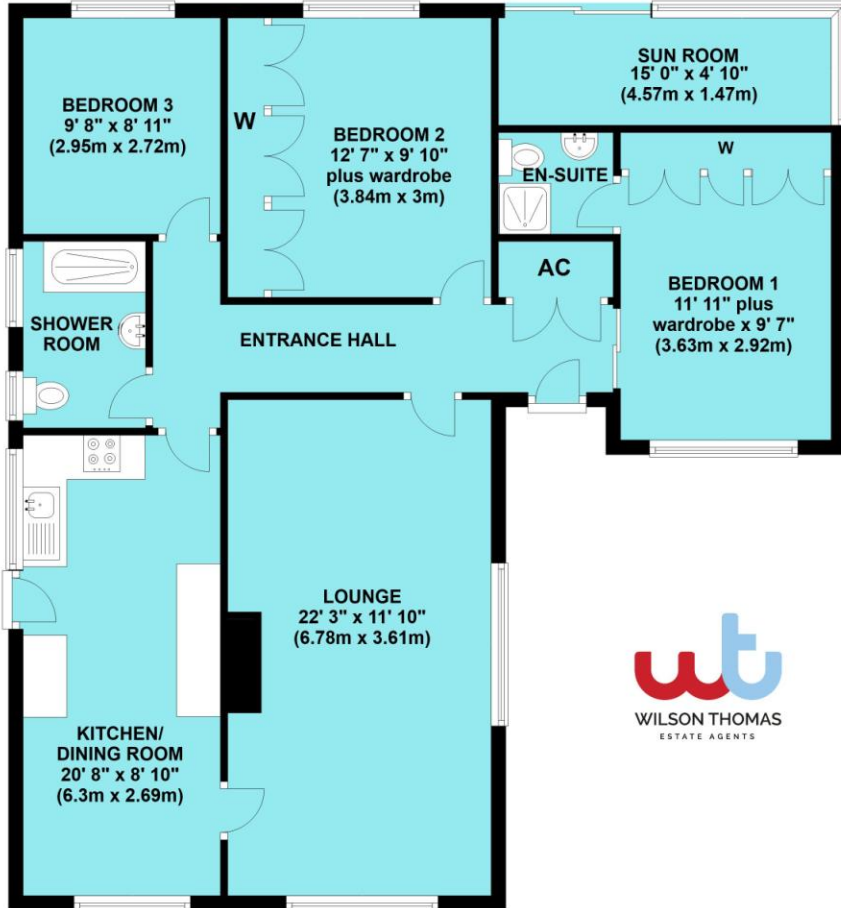
To the front of the property a block paved driveway provides off road parking for numerous vehicles and

leads to the integral double garage and the rear garden has been arranged for ease of maintenance being predominantly laid to gravel with raised borders stocked with a number of specimen plants and shrubs. The rear garden is fully enclosed, there is a timber built shed and also a UPVC sun room that overlooks the garden.

The bungalow is located within walking distance of the centre of Broadstone which offers comprehensive shopping and amenities and popular schooling for all age groups, and benefits from gas fired heating with radiators, UPVC triple glazed windows and UPVC fascias and soffits for reduced maintenance.

Ground Floor

Approx. 103.0 sq. metres (1108.6 sq. feet)



Total area: approx. 103.0 sq. metres (1108.6 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		84
(69-80) C		
(55-68) D	61	
(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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