



## 152 Lytchett Drive, Broadstone BH18 9NY

The opportunity to acquire a spacious, three bedroom, semi-detached family home found on a continually popular development, within walking distance of Broadstone village and renowned local schools. Offered for sale with No Forward Chain.

**EPC: 73 Council Tax Band: D Price: £365,000 Freehold**

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## Key Features

- THREE BEDROOMS
- EXCELLENT LOUNGE/DINING ROOM
- KITCHEN WITH INTEGRATED APPLIANCES
- DOWNSTAIRS CLOAKROOM
- WELL APPOINTED FAMILY BATHROOM
- BUILT IN WARDROBES TO MASTER BEDROOM
- DRIVEWAY & GARAGE
- SOUTH WESTERLY FACING REAR GARDEN
- POPULAR CUL-DE-SAC LOCATION
- NO FORWARD CHAIN

## The Property

Located in a popular cul-de-sac location, overlooking open green space, this property represents the perfect opportunity to reside within Broadstone, taking advantage of local amenities and renowned local schools.

Upon entering the property there is an entrance hall within which there is a downstairs cloakroom. The hallway continues to the excellent lounge/dining room, which in turn continues via French doors to the rear garden. There is an updated, well appointed kitchen with integrated appliances.

From the first floor landing, there is a large master bedroom overlooking the rear garden. There are two further bedrooms, together with a recently updated,

well appointed bathroom with shower bath. The master bedroom has a range of full width built in wardrobes and there is excellent storage throughout the house.

Externally, a driveway provides excellent parking and continues to a garage with up and over door, together with pitched tiled roof providing further storage. There is a south westerly facing garden with full width patio/entertaining area from where steps lead up to further areas of well stocked garden. At the top of the rear garden, there is a seating area providing extensive views and sunlight throughout the day.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

**Broadstone Office**  
219 Lower Blandford Road, Broadstone, Dorset BH18 8DN  
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

**Lower Parkstone Office**  
5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF  
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

[www.wilsonthomas.co.uk](http://www.wilsonthomas.co.uk)



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