

**88 West Way, Broadstone, BH18 9LS**

**£489,950  
Freehold**



**A four bedroom detached family home situated in an established location and benefitting from a good size rear garden. The house benefits from gas fired heating with radiators and UPVC double glazing and flexible accommodation with a bedroom and en-suite shower room located to the ground floor. The property also benefits from planning permission to extend further to the ground floor to provide a large kitchen/family room. A tarmac driveway provides off road parking for a number of vehicles and leads to the garage and there is a good size rear garden. Conveniently situated the house is within walking distance to the centre of Broadstone and also excellent walking across Upton Heath.**



**ENTRANCE CANOPY** With outside light, UPVC double glazed front door leads to:

**ENTRANCE PORCH** Ceramic tiled floor, smooth plastered ceiling, window to front aspect, built in floor to ceiling storage units, a UPVC double glazed internal door leads to:

**RECEPTION HALL** Coved smooth plastered ceiling, radiator, understairs storage cupboard, telephone connection point, wood effect laminate flooring

**CLOAKROOM** White suite comprising of WC with concealed cistern, wash hand basin with centre mixer tap and cupboard below, smooth plastered ceiling, window

**LOUNGE/DINING ROOM** 21' 7" x 12' 9" (6.58m x 3.89m) Window to front aspect, two radiators, ornamental fireplace with gas point available, window to front aspect, UPVC double glazed French doors lead to:

**CONSERVATORY** 9' 6" x 9' 2" (2.9m x 2.79m) Constructed with a brick plinth and then UPVC double glazed windows and a polycarbonate roof, ceramic tiled floor, radiator and French doors to the rear garden

**A DOOR FROM THE LOUNGE/DINING ROOM** Leads to:

**BEDROOM 1** 13' 6" x 9' 9" widening to 12' 8" (4.11m x 2.97m) Smooth plastered ceiling, radiator, window to rear aspect

**EN-SUITE SHOWER ROOM** A contemporary white suite comprising of a double walk in shower cubicle with glazed shower screen, hand held shower attachment and rain fall shower head, floating wash hand basin with centre mixer tap and two drawers below, floating WC with concealed cistern, chrome heated towel rail, window, smooth plastered ceiling with inset downlighting, extractor fan, fully tiled walls, ceramic tiled floor

**KITCHEN** 11' 10" x 11' (3.61m x 3.35m) A range of units comprising of one and a half bowl single drainer sink unit with centre mixer tap, adjacent roll top worksurfaces with a range of drawers and base storage cupboards below, integrated electric double oven with four ring gas hob and extractor canopy above, eye level wall mounted units, space and plumbing available for an automatic washing machine, space for slimline dishwasher, space suitable for upright fridge/freezer, smooth plastered ceiling with inset downlighting, radiator, partly tiled walls, ceramic tiled floor, door to outside, window overlooking the rear garden, cupboard concealing the Potterton boiler serving the heating and domestic hot water supply

**A STAIRCASE WITH HALF LANDING AND WINDOW LEADS TO:**

**FIRST FLOOR LANDING** Window to front aspect, airing cupboard housing the pre-insulated hot water cylinder with fitted immersion and slatted shelving above, a loft hatch on the landing gives access to the roof space

**BEDROOM 2** 11' plus wardrobe x 10' 7" (3.35m x 3.23m) Coved smooth plastered ceiling, radiator, window to front aspect, running across the full width of the room is a range of floor to ceiling wardrobe units providing hanging and shelving

**BEDROOM 3** 11' x 10' 8" (3.35m x 3.25m) Coved smooth plastered ceiling, radiator, window enjoying an outlook over the rear garden, built in double wardrobe





**BEDROOM 4** 10' 10" x 7' 9" (3.3m x 2.36m) Coved ceiling, radiator, open wardrobe with hanging rail and shelf above, window overlooking the rear garden

**BATHROOM** Suite comprising of 'P' shaped bath with centre mixer tap, hand held shower attachment with rain shower head above, glazed shower screen, WC with concealed cistern, inset wash hand basin with cabinets below and eye level wall mounted units, open shelving and inset lighting above, chrome heated towel rail, window to side aspect, smooth plastered ceiling with inset downlighting and extractor fan, wood effect laminate flooring

**OUTSIDE - FRONT** The front of the property has been predominantly neatly laid to tarmac with low walling to either side and leads to the GARAGE fitted with an up and over door. The garage has power and light available. A wrought iron gate to the left hand side of the house leads along a pathway to:

**OUTSIDE - REAR** A paved patio with lighting, water tap and power point, this then extends to a further expanse of patio where there is an aluminium framed greenhouse and this then opens onto the rear section of the garden which has been predominantly laid to lawn. The back garden is of a very good size and is enclosed by 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.

**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.

Ref: 15086



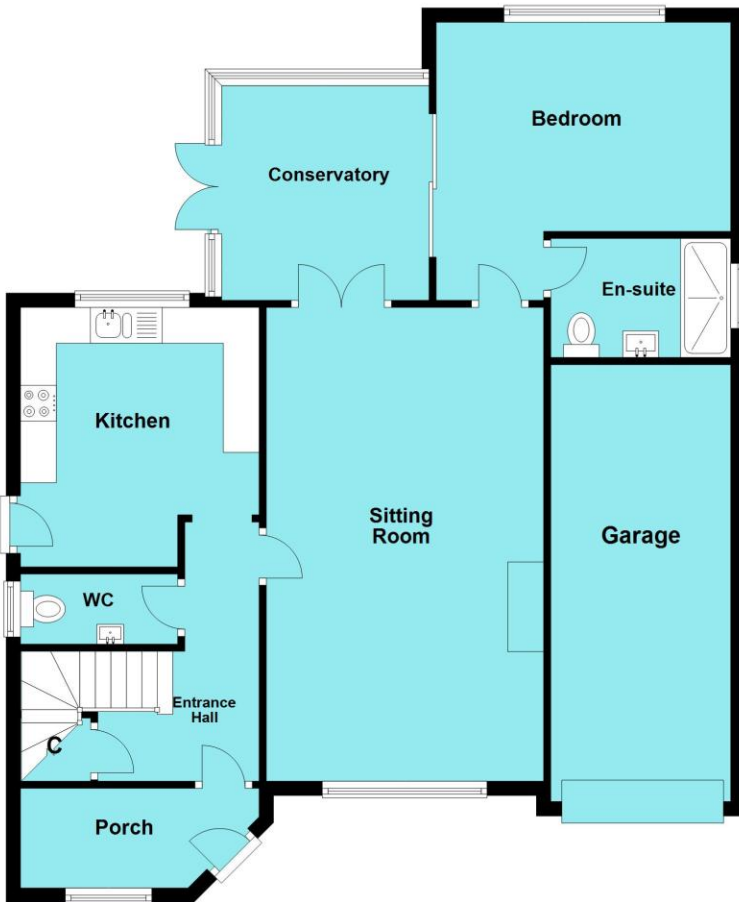
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





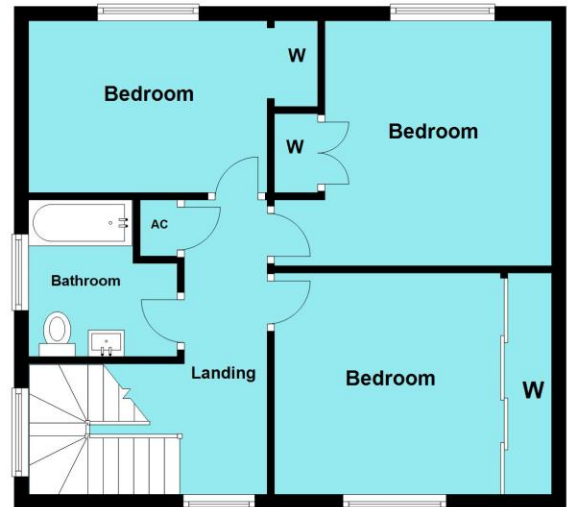
**Ground Floor**

Approx. 97.6 sq. metres (1050.3 sq. feet)



**First Floor**

Approx. 48.3 sq. metres (519.4 sq. feet)



Total area: approx. 145.8 sq. metres (1569.7 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.

Towngate House, 2-8 Parkstone Road, Poole BH15 2PW | T 01202 660900 | E poole@wilsonthomas.co.uk  
 5 Bournemouth Road, Lower Parkstone, Poole BH14 OEF | T 01202 717771 | E lowerparkstone@wilsonthomas.co.uk  
 219 Lower Blandford Road, Broadstone, Poole BH18 8DN | T 01202 691122 | E broadstone@wilsonthomas.co.uk  
[www.wilsonthomas.co.uk](http://www.wilsonthomas.co.uk)