



Total Area: 139.7 m² ... 1504 ft² (excluding loft space)
All measurements are approximate and for display purposes only



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98 West Way, Broadstone, Dorset, BH18 9LN
Guide Price £625,000

**** SIMPLY STUNNING ** CUL-DE-SAC LOCATION ** FULLY-LANDSCAPED PRIVATE REAR GARDEN **** Link Homes Estate Agents are delighted to present for sale this four bedroom detached chalet bungalow situated in a quiet cul-de-sac in the sought-after Broadstone location. Benefitting from an array of fine features including four good-sized bedrooms with bedrooms one and two offering fitted wardrobes, a timeless open-plan kitchen/living room/dining room with a feature wood burner and bi-fold doors leading onto the fully-landscaped private rear garden with a sunny disposition, two three-piece bathroom suites - one on each floor, a single garage and a block-paved driveway with parking for multiple vehicles! This is a must-view to appreciate the living accommodation and high specification on offer!

West Way is situated in a quiet cul-de-sac overlooking a communal green, and the desirable Broadstone High Street is within walking distance from the property. Broadstone High Street consists of many convenient amenities few of which include banks, cafes, bars, restaurants, Marks & Spencer's, Griff's Family Butchers, Tesco's Express, Costa Coffee, The Broadstone Leisure Centre, Broadstone Golf Club, Patisserie Mark Bennett to name a few! There are some great surrounding areas for woodland dog walks. Local schools include Broadstone First and Middle Schools, Springdale First School and Corfe Hills. Wimborne, Poole and Bournemouth are all within driving distance. There is easy access to the A31 making for a convenient commute to London taking approximately just two hours. A truly great location!

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





Ground Floor

Entrance Porch

Smooth set ceiling, composite door to the front aspect, exposed brick wall and carpeted flooring.

Entrance Hallway

Smooth set ceiling, downlights, 'Roma heating' thermostat, glass door to the side aspect, stairs to the first floor, feature panelling, under stairs built-in storage, radiator and LVT Brampton chase Californian oak flooring.

Kitchen/Diner

Smooth set ceiling, downlights, UPVC double glazed single door to the side aspect, UPVC double glazed windows to the side and rear aspect, wall and base fitted units, space for an American style fridge/freezer, integrated dishwasher, space for a washing machine, cupboard with the boiler enclosed, four point 'Richmond' gas hob with integrated oven, stainless steel extractor fan and stainless steel splash back, tiled splash back, one and a half bowl butler sink with drainer, power points with USB charging and LVT Brampton chase Californian oak flooring.

Living Room

Smooth set ceiling, ceiling light, carbon monoxide alarm, UPVC double glazed bi-fold doors to the rear aspect, feature log burner with mantel, power points, television point, longline radiator and LVT Brampton chase Californian oak flooring.

Lounge/Bedroom

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, power points with USB charging and carpeted flooring.

Bedroom Four

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, power points feature panelling and carpeted flooring.

Bathroom

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the side aspect, panelled bath with overhead waterfall shower and extra shower head, part tiled walls, recess shelving, wall mounted sink with under storage, toilet, heated towel rail and tiled flooring.



First Floor

Landing

Smooth set ceiling, ceiling lights, loft hatch, smoke alarm, wooden stairs with roller carpeted, wooden balustrades, airing cupboard, radiator, feature panelling, power points, additional storage cupboard and carpeted flooring.

Bedroom One

Smooth set ceiling, ceiling light, wall light, UPVC double glazed window to the rear aspect, radiator, fitted wardrobes, feature panelling, power points and carpeted flooring.

Bedroom Two

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, built-in wardrobes, power points and carpeted flooring.

Shower Room

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the side aspect, double enclosed electric shower, wall mounted sink with under storage, tiled splash back, toilet and laminate flooring.

Outside

Garden

Laid to lawn with porcelain tiled patio area, surrounding wooden fences, raised flower beds, shingle area, side gated access, outside light, outside tap and feature pergola.

Driveway

Block-paved driveway with parking for multiple vehicles, laid to lawn, raised sleepers and garage access with an up and over door.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: C
Council Tax Band: E - Approximately £2,756.03 per annum.

Stamp Duty

First Time Buyer: £21,250
Moving Home: £21,250
Additional Property: £52,500