



140 West Way, Broadstone, Dorset BH18 9LN

£475,000 Freehold

A spacious three bedroom detached bungalow situated on this residential road in Broadstone being just a short distance away from the popular Broadstone Parade with it's array of local shops, amenities and leisure centre. This family home has been partially modernised and internal viewing is highly recommended to appreciate the contemporary accommodation on offer, which comprises; 19' lounge, dining room, brand-new kitchen, en-suite shower room and modern family bathroom. Externally, this property boasts a tiered, Westerly aspect garden with raised sun patio which provides access to the further raised lawned area. To the front, the driveway provides off-road parking for two cars which in turn leads to an integral garage with power and light. Further features of this superb property include: feature fireplace to the lounge, integrated appliances to kitchen, spacious entrance hall, further garage to the rear with power and light, gas central heating and UPVC double glazing. Nearby Schools - Hillbourne Primary, Broadstone First and Middle Schools, Corfe Hills Secondary and both Poole and Parkstone Grammars.

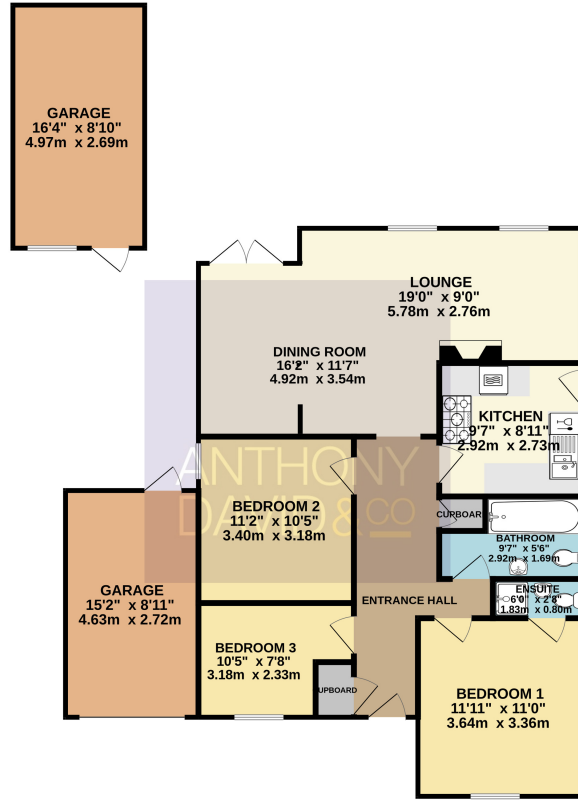
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**ANTHONY  
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GROUND FLOOR  
1160 sq.ft. (107.8 sq.m.) approx.



Entrance Hall Doors to

Lounge 19' 0" x 9' 1" (5.79m x 2.77m)

Dining Room 16' 8" x 11' 8" (5.08m x 3.56m) max

Kitchen 11' 8" x 9' 7" (3.56m x 2.92m)

Bedroom One 11' 11" x 11' 0" (3.63m x 3.35m)

En-Suite Shower 6' 0" x 2' 8" (1.83m x 0.81m)

Bedroom Two 11' 2" x 10' 5" (3.40m x 3.17m)

Bedroom Three 10' 5" x 7' 8" (3.17m x 2.34m)

Bathroom 9' 7" x 5' 6" (2.92m x 1.68m)

Integral Garage 15' 6" x 8' 11" (4.72m x 2.72m)

Rear Garage 16' 4" x 8' 10" (4.98m x 2.69m)

Garden Westerly aspect

Driveway Off road parking x 2

Council Tax Band E

TOTAL FLOOR AREA : 1160 sq.ft. (107.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
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