

Total area: approx. 130.3 sq. metres (1402.5 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 and 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.

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.



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**171 West Way, Broadstone, Dorset, BH18 9LQ**  
**Guide Price £525,000**

**\*\* PERFECT FAMILY HOME \*\* SOUTHERLY-FACING GARDEN \*\* DOUBLE GARAGE \*\*** Link Homes Estate Agents are delighted to present for sale this four bedroom detached family home, situated in the much-desired and residential area of Broadstone. Benefitting from an array of standout features including four good-sized bedrooms with bedroom one offering built-in wardrobes and drawers, two reception rooms, one of which leads directly onto the Southerly-facing private rear garden, a separate kitchen with space for appliances, a modern three-piece bathroom suite, a downstairs cloakroom, a double garage offering power and lighting, ample storage throughout and a tarmacked driveway with parking for multiple vehicles. This is a must view to fully appreciate its location and accommodation on offer!

The desirable Broadstone High Street is within walking distance from the property and consists of many convenient amenities, few of which include the ever popular M&S food hall, coffee shops such as Costa & Patisserie 'Mark Bennetts', banks, butchers, a variety of popular bars, restaurant's, Cafe's & Pubs. There are some great surrounding areas for woodland dog walks. Some local schools include Broadstone First/ Middle Schools, Springdale School and Corfe Hills School. Wimborne, Poole and Bournemouth are all within driving distance. Broadstone Golf Course and 'The Junction' Gym are close by. There is easy access to the A31 making for a convenient commute to London taking approximately just two hours. A truly great location.





## Ground Floor

### Entrance Hallway

Coved ceiling, ceiling light, UPVC double glazed door with frosted glass to the front aspect, radiator, power points, thermostat, understairs storage cupboard and parquet flooring.

### Living Room

Coved ceiling, ceiling light, UPVC double glazed window to the front aspect, double glazed aluminium sliding doors to the rear aspect, radiators, power points, telephone point and laminate flooring.

### Kitchen

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, double glazed aluminium single door to the side aspect, wall and base fitted units, integrated longline fridge/freezer, integrated dishwasher, stainless steel sink with drainer, space for a washing machine, five-point gas hob with integrated double oven and extractor fan above, tiled splash back, cupboard with the boiler enclosed, power points and tiled flooring.

### Dining Room

Coved ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, telephone point, television point, serving hatch to the kitchen, power points and laminate flooring.

### Downstairs W/C

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the rear aspect, toilet, pedestal sink, wall mounted mirror with feature lighting, radiator and laminate flooring.

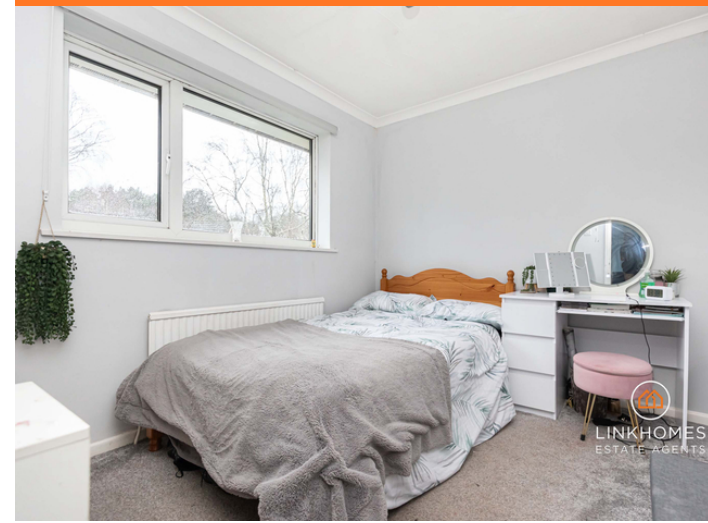
## First Floor

### Landing

Coved ceiling, ceiling light, UPVC double glazed window to the front aspect, loft hatch (fitted ladder, mostly boarded and lighting), wooden balustrades, power points, airing cupboard with the water cylinder enclosed and carpeted flooring.

### Bedroom One

Coved ceiling, ceiling light, UPVC double glazed window to the front aspect, built-in wardrobes, over head bed, bedside tables and drawers, wall lights, radiator, power points, television point and carpeted flooring.



### Bedroom Two

Coved ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, power points and carpeted flooring.

### Bedroom Three

Coved ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, power points, television point and carpeted flooring.

### Bedroom Four

Coved ceiling, ceiling light, UPVC double glazed window to the rear aspect, built-in wardrobe, power points, radiator and carpeted flooring.

### Bathroom

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the rear aspect, panelled bath with glass shower screen and extra electric shower, pedestal sink, toilet, tiled walls, radiator, wall mounted mirror and laminate flooring.

## Outside

### Garden

Southerly facing, laid to lawn with blocked paved area, surrounding wooden fences and shrubbery, side access both sides of the property, outside light, outside tap and a awning.

### Garage

Double garage with a flat roof, electric door, power and lighting.

### Driveway

Tarmacked driveway with space for multiple vehicles, lawn and blocked paved area, outside light, surrounding bushes and wooden fences.

## Agents Notes

### Useful Information

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

### Stamp Duty

First Time Buyer: £16,250  
Moving Home: £16,250  
Additional Property: £42,500