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ESTATE AGENTS

**Link Homes**

Arena Business Park

Holyrood Close

Poole

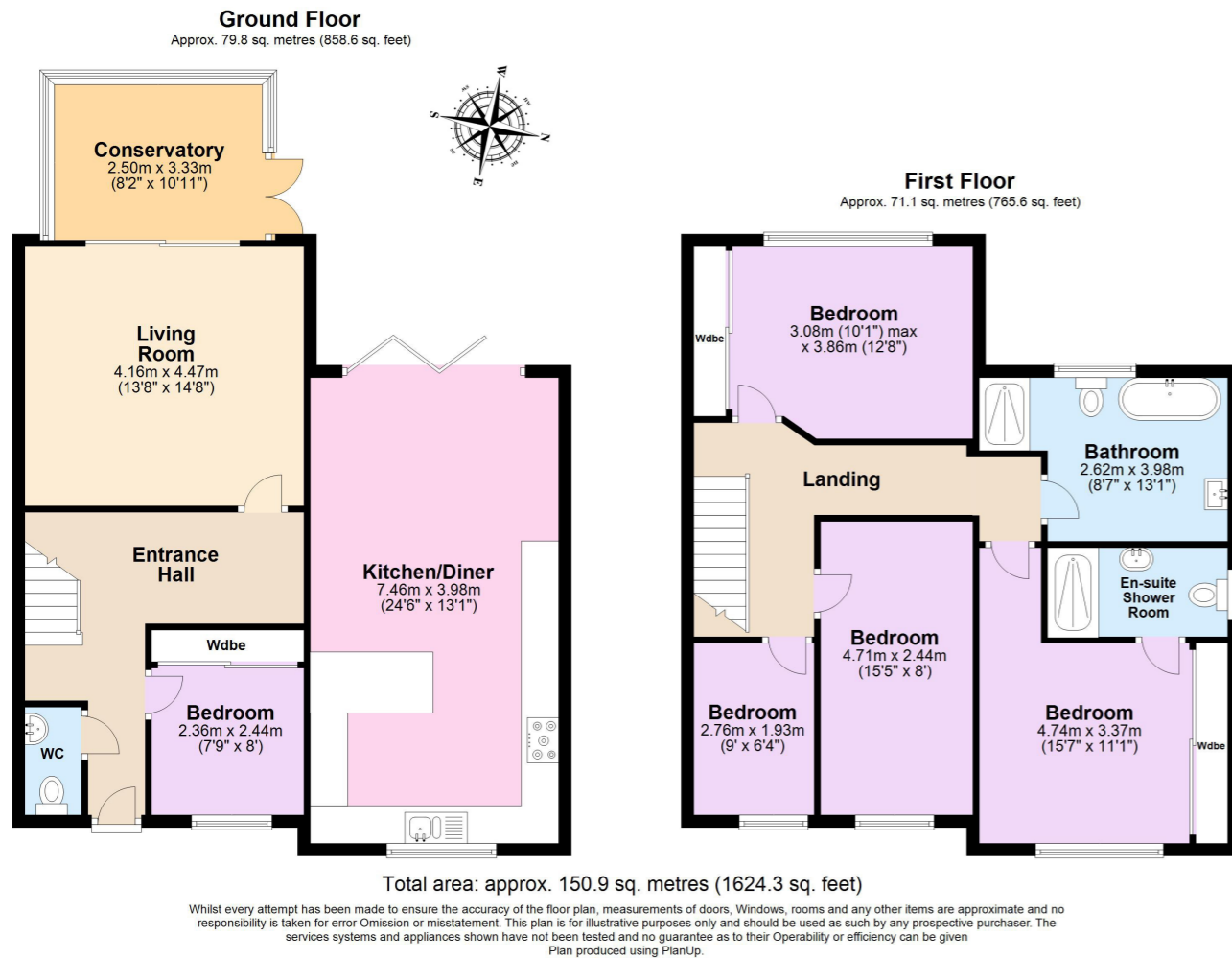
Dorset

BH17 7FJ

sales@linkhomes.co.uk

www.linkhomes.co.uk

01202 612626



**148 Lytchett Drive, Broadstone, Dorset, BH18 9NY**  
**Offers Over £500,000**

**\*\* BEAUTIFUL FAMILY HOME \*\* BOASTING 1,624 SQUARE FEET OF LIVING ACCOMMODATION \*\*** Link Homes Estate Agents are delighted to present for sale this extended and remodelled, four bedroom, two bathroom, detached family home situated in the heart of BH18. Benefitting from an array of standout features including four good-sized bedrooms with bedroom one offering built-in wardrobes and a three piece en-suite, a gorgeous open plan kitchen/dining room with bi-fold doors leading to the Westerly-facing private rear garden, a separate cosy snug lounge, a conservatory, a downstairs office space which could also be used as bedroom five and off-road parking for multiple vehicles! This property is a must view to fully appreciate the accommodation on offer!

Lytchett Drive is situated in the much-desired Broadstone location and under a mile away from Broadstone High Street which offers a range of useful amenities. Few of which include a number of pubs, restaurants, bars, Marks & Spencer's, Tesco's Express, Costa Coffee, The Broadstone Leisure Centre, The prestigious Broadstone Golf Club, Patisserie Mark Bennett to name a few! Local schools include Springdale First School which is 1.4 miles away, Broadstone First School and Broadstone Middle School which are 1.1 miles away. There are plenty of woodland walks nearby that are great for dog walking. Broadstone sits centrally between Wimborne and Poole with Bournemouth also just a short drive away. 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 Hallway

Smooth set ceiling, downlights, smoke alarm, UPVC double glazed frosted single front door to the front aspect, radiator, power points, Karndean flooring, understairs storage and carpeted stairs to the first floor.

### Downstairs Bedroom/Office

Smooth set ceiling, downlights, UPVC double glazed windows to the front aspect, radiator, power points and built-in storage with sliding doors.

### Downstairs W/C

Coved ceiling, ceiling light, UPVC double glazed frosted window to the front aspect, part tiled walls, toilet, pedestal sink, stainless steel heated towel rail and Karndean flooring.

### Living Room

Smooth set ceiling, television point, power points, feature Cedar panelling with lighting, radiator, carpeted flooring.

### Kitchen/Dining Room

Smooth set ceiling, downlights, feature lights, UPVC double glazed windows to the front aspect, UPVC double glazed bi-fold doors to the rear aspect, wall and base fitted units, cupboard with the boiler enclosed, space for an American style fridge/freezer, five point gas hob with oven and stainless steel extractor fan above, one and a half bowl stainless steel sink with drainer, cupboard with the fuse board enclosed, integrated washing machine, integrated dishwasher, power points, Quartz splash back, breakfast bar and Karndean flooring.

### Conservatory

Triple aspect UPVC double glazed windows, power points, French doors to the side aspect and laminate flooring.

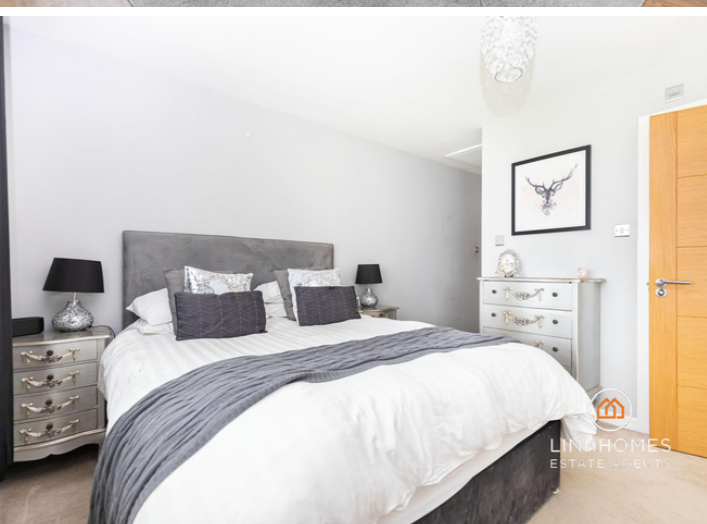
## First Floor

### Landing

Smooth set ceiling, ceiling light, loft access (boarded with lighting), radiator, power points and carpeted flooring.

### Bedroom One

Smooth set ceiling, ceiling light, UPVC double glazed windows to the front aspect, loft access, radiator, power points, triple built-in mirrored wardrobes with sliding doors, carpeted flooring and an en-suite.



### En-Suite Shower Room

Smooth set ceiling, downlights, UPVC double glazed frosted windows to the side aspect, extractor fan, double enclosed shower, toilet, wall mounted sink with storage, stainless steel heated towel rail, wall mounted mirror, tiled walls and tiled flooring.

### Bedroom Two

Coved ceiling, ceiling light, UPVC double glazed windows to the rear aspect, triple built-in mirrored wardrobes with sliding doors, power points, television point and carpeted flooring.

### Bedroom Three

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

### Bedroom Four

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

### Bathroom

Smooth set ceiling, downlights, UPVC double glazed frosted windows to the rear aspect, tiled walls, tiled flooring, double enclosed waterfall shower, toilet, feature bath which is raised with spotlights, wall mounted sink with storage, wall mounted mirror and two stainless steel heated towel rails.



## Outside

### Garden

South facing tiered garden with decking areas, patio steps, shingle area, surrounding fences, outside lighting, power points, lighting in the ground floor decking, double side gated access and a shed.

### Driveway

Blocked paved driveway for multiple vehicles, outside lighting, shingle area, surrounding shrubbery and outside tap.

## Useful Information

### Agents Notes

Tenure: Freehold  
EPC: C  
Council Tax Band: D Approximately £2,147.75

### Stamp Duty

First Time Buyer: £3,750  
Moving Home: £12,500  
Additional Property: £27,500

