



64 Lytchett Drive  
Broadstone, BH18 9LB



A beautifully presented 5 bedroom detached house set in a quiet cul-de-sac on a generous plot with a large modern, open plan kitchen/dining room and a double garage with workshop & store.

- Reception hall
- Sitting room
- Open plan, modern kitchen/dining/family room
- Conservatory
- Ground floor wc
- 5 bedrooms
- En-suite shower and family bathroom
- Driveway parking for numerous vehicles
- Detached double garage with workshop
- Various sheds and stores
- Secluded garden

**ASKING PRICE:**

£575,000 (Freehold)

**EPC RATING:**

Band C







## Description

A beautifully presented and meticulously maintained five bedroom detached family home, occupying a generous corner plot within a quiet cul-de-sac in the ever-popular Broadstone area. This impressive property has been extended offering spacious and versatile accommodation, ample off-road parking, and a detached double garage with workshop and additional storage - ideal for modern family living.

## Accommodation

A welcoming reception hall provides an immediate sense of space, with stairs rising to the first floor and a useful fitted cupboard beneath.

The principal sitting room is positioned to the front of the property and features a bay window fitted with shutters, allowing for excellent natural light. A feature fireplace with gas fire creates an attractive focal point, making this a comfortable and inviting living space.

Undoubtedly the heart of the home is the superb extended open-plan kitchen/dining/family area, spanning the rear of the property. This contemporary space is ideal for both everyday living and entertaining, with french doors opening directly onto the garden. The kitchen is well-appointed with an extensive range of base and eye-level units, complemented by integrated appliances including a full-size fridge, separate freezer, oven, microwave, hob, washing machine, and dishwasher.

Double doors lead through to a conservatory, offering further reception space and pleasant views across the garden. A cloakroom completes the ground floor accommodation, fitted with a WC, wash hand basin, and a concealed water softener.

The first floor offers a spacious landing and five well-proportioned bedrooms. The main bedroom benefits from a comprehensive range of fitted wardrobes and bedroom furniture, along with a two-piece ensuite shower room.

Bedrooms two and three also feature built-in wardrobes, while bedroom five is currently arranged as a home office with fitted office furniture, offering flexibility for those working from home.

The family bathroom is fitted with a modern white three-piece suite, including a bath with shower over.



## Gardens & Grounds

The property sits on a generous corner plot, providing driveway parking for several vehicles and access to a detached double garage. The garage benefits from an electric up-and-over door, with a useful workshop to the rear and an additional separate storeroom—ideal for hobbies or further storage.

The rear garden has been thoughtfully landscaped, featuring a large patio terrace extending across the rear of the house, perfect for outdoor dining and entertaining. The main lawn area leads to a raised section of garden, predominantly laid to woodland with mature trees, creating a private and natural backdrop.

Further features include two substantial sheds with power and lighting, as well as an open garden room, offering a versatile covered outdoor space.

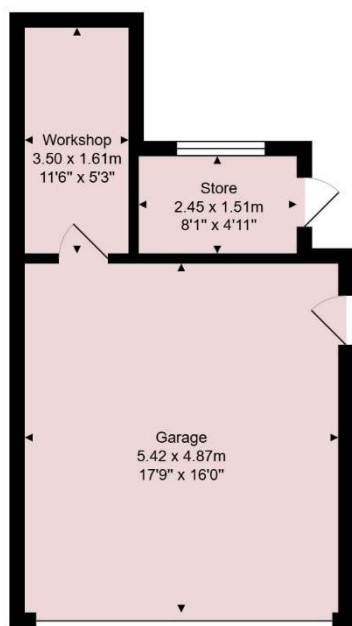
## Location

Broadstone is a highly sought-after residential area, known for its excellent local amenities, reputable schools, and strong sense of community. The village centre offers a range of independent shops, and cafés. The property itself is located close to the Castleman Trailway providing good walking and cycling and a pedestrian route into Broadstone.

## Additional Information

- Double glazed
- Gas fired central heating
- Water softener
- Council Tax Band: E

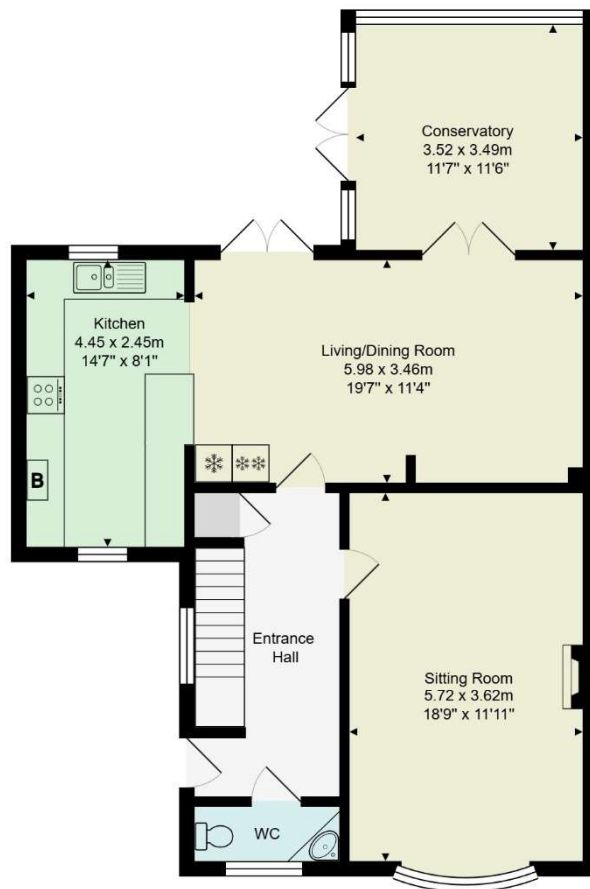




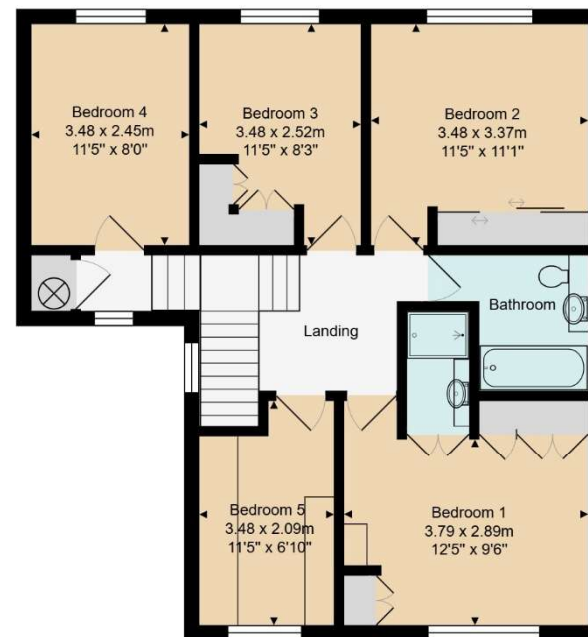
Garage and Outbuildings  
Area: approx 36.6 m<sup>2</sup> ... 394 ft<sup>2</sup>



Total Area: approx (including garage and outbuildings) 185.7 m<sup>2</sup> ... 1999 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



Ground Floor  
Area: approx 81.1 m<sup>2</sup> ... 873 ft<sup>2</sup>



First Floor  
Area: approx 68.0 m<sup>2</sup> ... 732 ft<sup>2</sup>

Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. 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 happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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