



144 Lytchett Drive
Broadstone, BH18 9NR



A beautifully presented, extended 4 bedroom semi-detached house situated at the end of a quiet cul-de-sac with an impressive open living space together with a garden room/office.

- Stunning open plan kitchen/living area with bi-fold doors to the garden
- Newly fitted kitchen
- Ground floor wc
- 4 bedrooms
- Garden room/home office
- PV solar panels & 2.88 kWh battery
- Desirable location opposite local green
- Driveway parking
- Wood burner

ASKING PRICE:

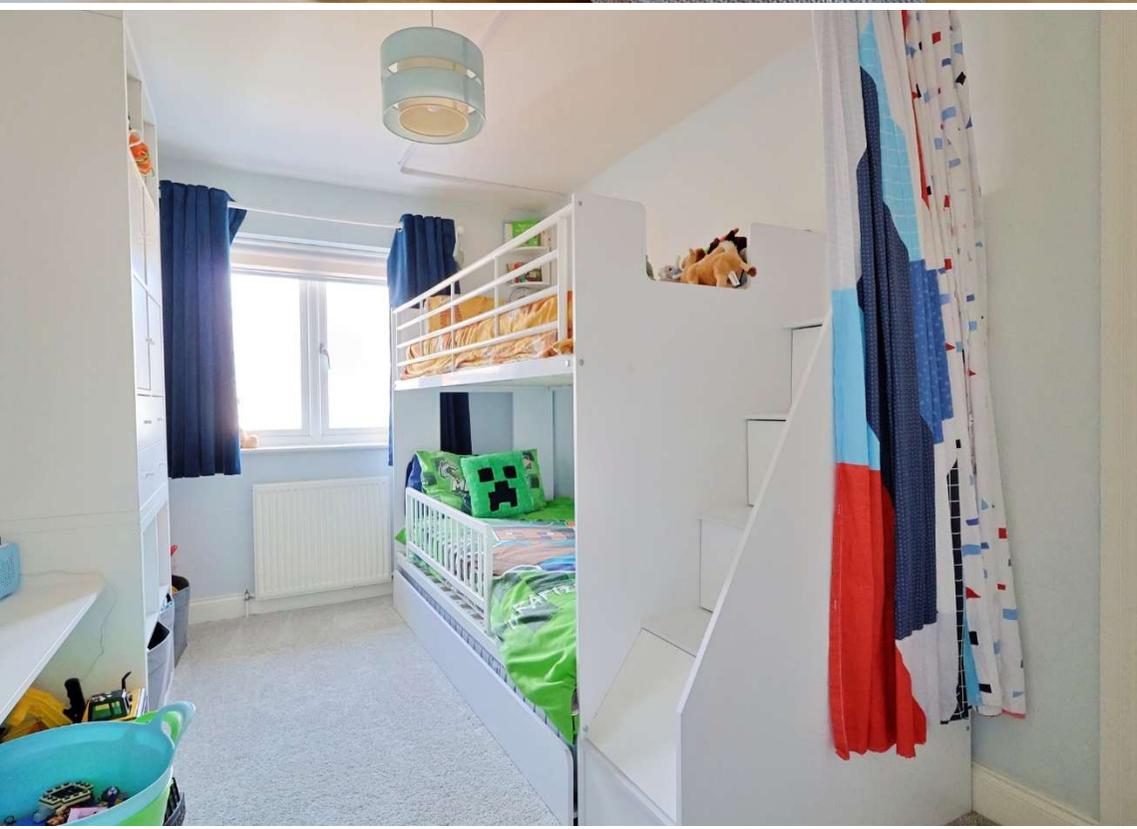
£425,000 (Freehold)

EPC RATING:

Band - tbc







Property Description

A beautifully presented and thoughtfully extended four-bedroom semi-detached home, situated in a desirable residential location on Lytchett Drive. Arranged over three floors, the property offers spacious and versatile accommodation, perfectly suited to modern family living, and is further enhanced by a superb garden room/home office.

The accommodation briefly comprises an entrance hall with stairs rising to the first floor and a cloakroom fitted with a WC and wash basin.

The heart of the home is the impressive open-plan living space, which is dual aspect, featuring a window to the front and bi-folding doors along with skylight windows to the rear, creating a bright and airy environment with direct access to the garden. The living area is centred around a wood-burning stove, adding warmth and character, while the newly fitted kitchen offers a comprehensive range of base and eye-level units, complemented by integrated appliances including an oven, hob, fridge freezer, dishwasher, and washing machine.

On the first floor, there are three well-proportioned bedrooms, including the main bedroom which benefits from a range of built-in wardrobes. These rooms are served by a spacious family bathroom, fitted with a modern white three-piece suite comprising a bath with shower over, wash basin, and WC. The second floor provides a further generous double bedroom, ideal as a guest suite, teenager's room, or additional workspace.

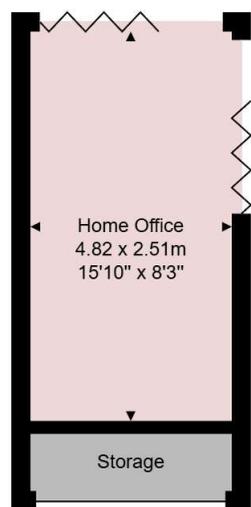
Externally, the property continues to impress. To the front, a brick-paved driveway provides off-road parking and access to the garage. The garage has been largely converted to create a fantastic garden room/home office, complete with power and light, and two sets of bi-folding doors opening onto the garden, while a small section to the front remains for storage. The rear garden has been designed with ease of maintenance in mind, predominantly laid to a paved patio with an area of lawn, offering an ideal space for both relaxing and entertaining.

Further benefits include gas-fired central heating, UPVC double glazing, and the addition of PV solar panels with a 2.88kW battery, providing improved energy efficiency.

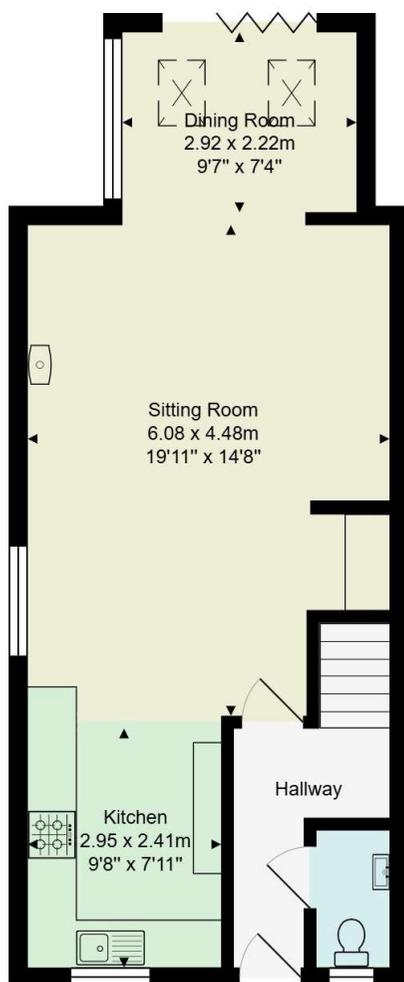
Broadstone is a highly regarded residential area, offering a strong sense of community along with an excellent range of local amenities, including shops, cafés, and leisure facilities. The local high street can be accessed via the Castleman Trailway, perfect for walkers. The area is also well known for its sought-after schooling.

Additional Information

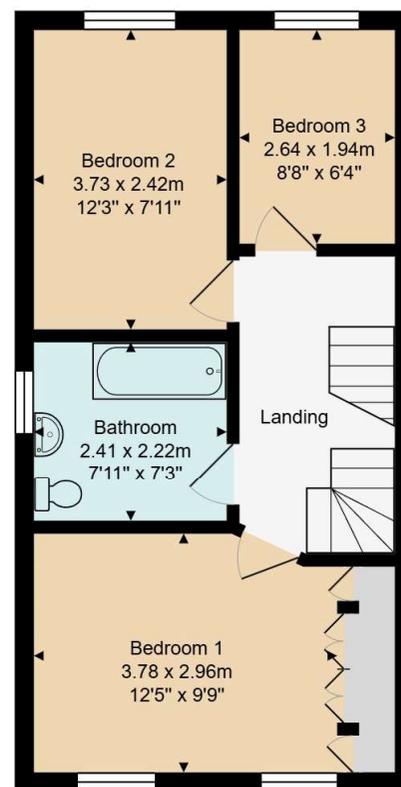
Council tax band: D



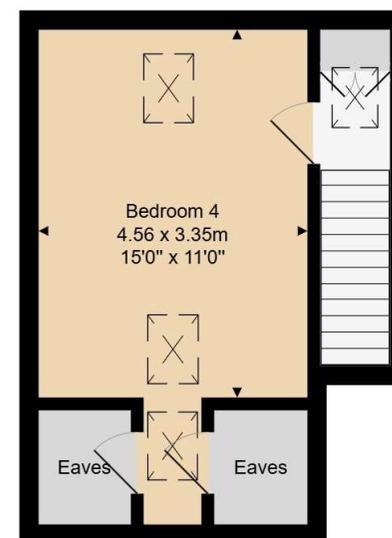
Outbuilding
Area: approx 14.3 m² ... 154 ft²



Ground Floor
Area: approx 48.4 m² ... 521 ft²



First Floor
Area: approx 41.4 m² ... 445 ft²



Second Floor
Area: approx 24.8 m² ... 267 ft²

Total Area: approx (including outbuilding) 128.9 m² ... 1387 ft²
All measurements are approximate and for display purposes only.

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 full for efficient 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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