



101 West Way, Broadstone BH18 9LH

An exciting opportunity to acquire an exceptional, extended, four bedroom semi-detached family home with many fine features including stunning master bedroom suite and large well stocked gardens. Offered for sale with No Forward Chain. Viewing recommended.

EPC: 69 Council Tax Band: D Price: £495,000 Freehold

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Key Features

- FOUR BEDROOMS
- EXCELLENT LOUNGE/DINING ROOM
- WELL FITTED KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- NO FORWARD CHAIN
- EN-SUITE & FAMILY BATHROOM
- GARAGE/WORKSHOP AREA
- BEAUTIFULLY MAINTAINED WELL STOCKED GARDENS
- FAVOURED SCHOOL CATCHMENT
- MUST BE VIEWED

The Property

Upon entering this unique family home, one will find a bright and airy entrance hall which leads into the exceptional lounge/dining room with large picture window and patio door affording a high degree of natural light. From the dining area there is a through way to the well appointed kitchen/breakfast room with peninsular bar. From here, an internal door leads to a most useful utility room where there is a wall mounted gas boiler, together with a self-contained cloakroom. The utility room has both a front and rear door for access.

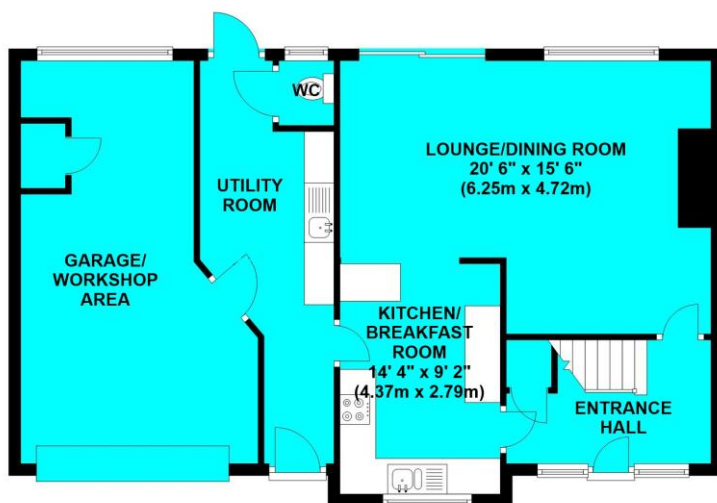
From the first floor landing there is access via a pull down ladder to a part board loft with a light. A door leads to a stunning master bedroom which can only

be appreciated upon viewing. This room has a full height ceiling together with an additional dressing area. The bedroom overlooks the rear garden and an area of light woodland beyond. There is the benefit of an en-suite bathroom. There are two further double bedrooms, bedroom 4/home office and a well appointed bathroom.

Expansive driveway providing parking for numerous vehicles, together with large well stocked beautifully maintained gardens. The rear garden has a large decked area perfect for entertaining, together with block paved area including recessed fire pit and feature pond. There is a timber pergola to catch the evening sun, together with timber garden store.

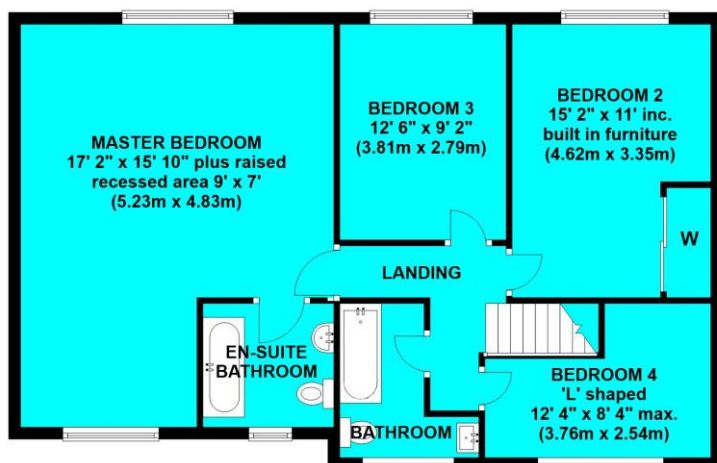
Ground Floor

Approx. 80.4 sq. metres (865.7 sq. feet)



First Floor

Approx. 82.2 sq. metres (884.9 sq. feet)



Total area: approx. 162.6 sq. metres (1750.6 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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