



Lytchett Drive, Broadstone BH18 9NY  
£400,000

**MOLLARO**  
DORSET & NEW FOREST ESTATE AGENTS







Immaculate 3 bedroom semi-detached house in a quiet cul-de-sac location, which has been significantly refurbished since moving in in 2017. Pitched roof garage plus tandem parking for 3 cars.

This an immaculate property. Since the owner moved here in 2017, the following has been done:

- New kitchen, including quality appliances: 2020
  - New bathroom: 2020
  - New downstairs loo: 2020
- New Worcester Greenfire 2000 combi boiler: Includes low power radiator for the airing cupboard: 2020
  - Water softener: 2018 (10 year parts guarantee)
    - Loft ladder: 2018
  - New floor coverings throughout: 2021
  - New blinds and curtains throughout: 2021
  - Large awning to living room sliding doors: 2023
    - Podpoint electric car charger: 2023
- Alarm: upgraded and extended to the garage: 2023

It is a delightful, thoroughly maintained house in a quiet cul-de-sac with excellent local schools and access to amenities that are indicated in the area description.









## KEY FEATURES

- Immaculate 3 bedroomed semi-detached house in a quiet cul-de-sac
  - New kitchen including quality appliances in 2020
  - New bathroom and downstairs loo in 2020
  - New Worcester Greenfire 2000 boiler in 2020
  - New floor coverings, blinds and curtains in 2021
- New large awning to living room sliding doors in 2023
  - New Podpoint electric car charger in 2023
  - Alarm, including to the garage
- Pitched roof garage plus tandem parking for 3 more cars
  - Perfect location for schools and all amenities







### Hall

Ornate glass and UPVC front door with curtain. Laminate floor, radiator, smoke alarm and alarm control panel.

### Downstairs WC

Vinyl floor, white brick effect tiling, white heated towel ladder, sink, loo. Roller blind to obscured window.









### Living Room & Dining Area

Laminate floor, thermostatically controlled radiator, TV point, electric image fire. Side double glazed window with white venetian blind. Sliding double glazed patio doors to back garden with vertical blinds and eyelet curtains to pole. Storage cupboard.

### Kitchen

New in 2020. White fronted storage units, quartz effect work surfaces with inset 1.5 sink and drainer. White wood venetian blind to double glazed window. Integrated appliances: Bosch washing machine, water softener, Bosch oven, AEG induction hob, Neff extractor hood, AEG fridge, Bosch Freezer. Laminate floor, new LED inset lighting and under cupboard lights.

### Landing

Carpeted stairs to landing. Smoke alarm. Airing cupboard and access to loft.

### Loft

Loft ladder, light, partly boarded. Boiler is located in the loft.

### Airing Cupboard

Shelved and with a low power gas/electric radiator that can operate independently from the central heating.











### Bedroom 1 (Double)

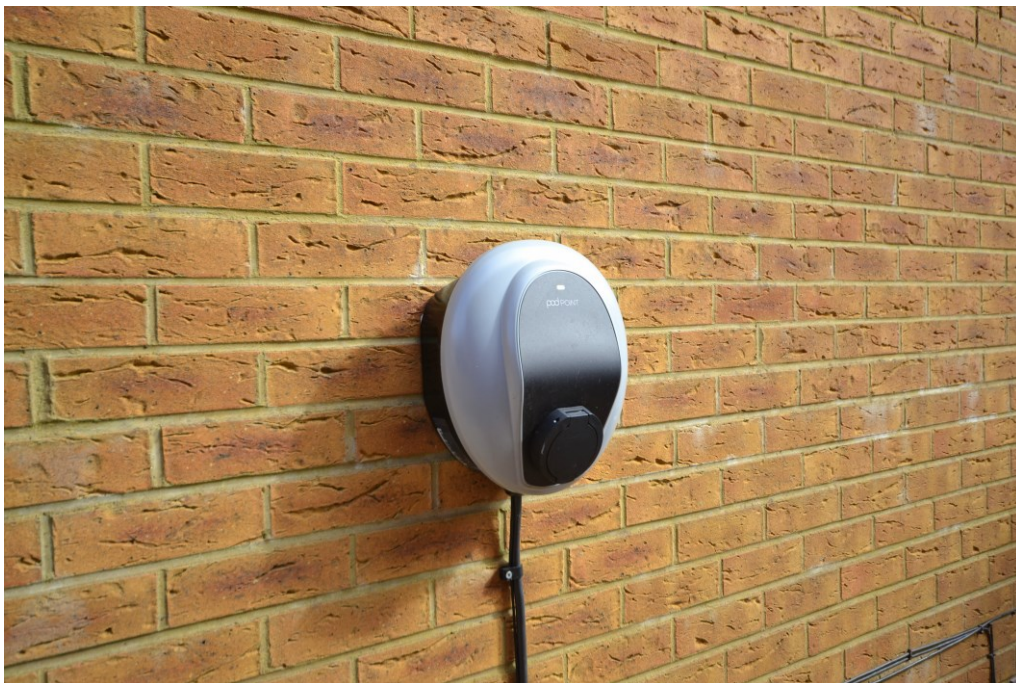
Carpeted, thermostatically controlled radiator, TV point. Semi obscure blind plus blackout blind and pencil pleated curtains to the large double glazed window. Fitted wardrobes comprising hanging space and drawers to one wall-part mirror fronted.

### Bedroom 2 (Double)

Carpeted, semi obscure blind and pencil pleated curtain to double glazed window. Thermostatically controlled radiator.







### Bedroom 3 (Single)

Carpeted, semi obscure blind, thermostatically controlled radiator.

### Bathroom

Tiled floor and mostly tiled walls. Shaped bath with shower over and shower screen. Heated towel ladder, loo and sink in vanity unit. Obscured double glazed window with roller blind.

### Front and Drive

Shingle to the front entrance garden area with block paving to the front door which has porch cover and an outside light. Outside water tap. Block paved drive to the garage with a Podpoint electric car charger, new in 2023. As well as the garage there is tandem parking for 3 cars. Side gate to rear garden.



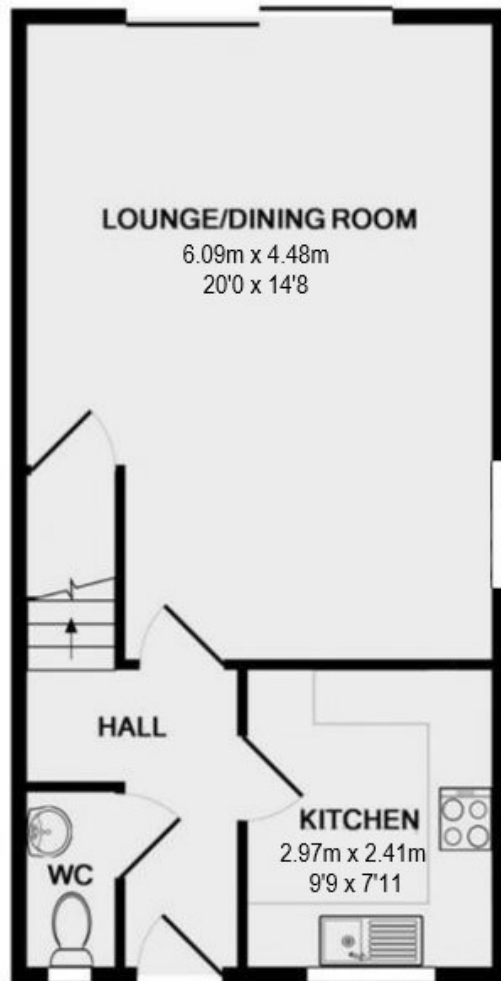
### Garage

Brick built with pitched roof which provides storage in the eaves. Up and over door with light and power. Alarm and sensor light.

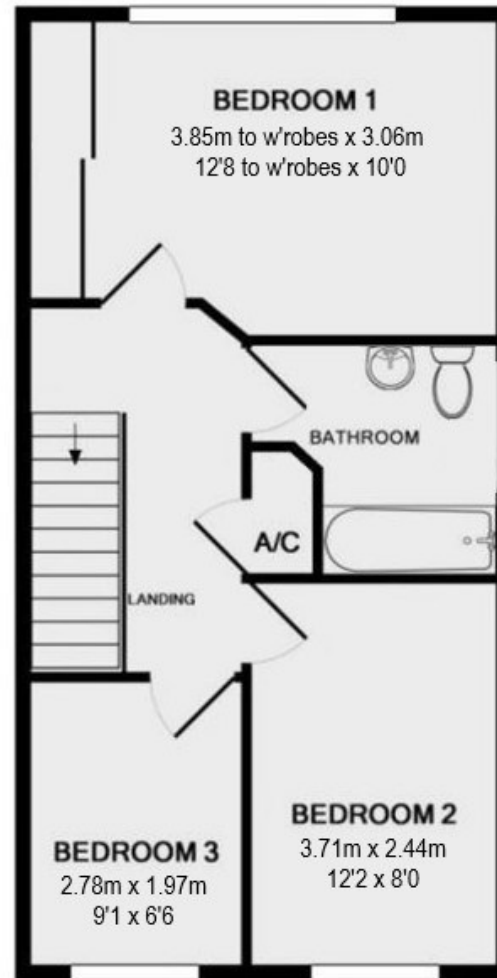
### Back Garden

South East facing. Shingle base with timber fencing with raised terrace which is part block paved, part decked. Storage behind the garage. Concealed rotary washing line fixing point. 2 water butts. Sensor light. The owner had an awning installed in 2023.

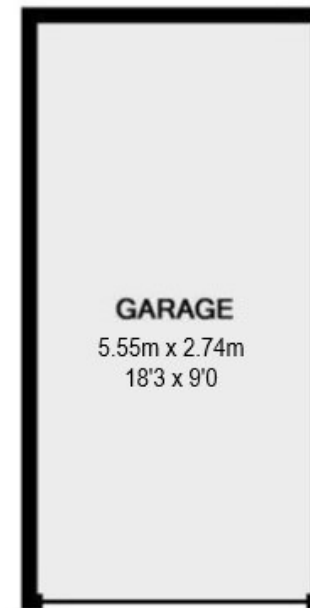
## FLOORPLAN



GROUND FLOOR  
APPROX. FLOOR  
AREA 439 SQ.FT.  
(40.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 439 SQ.FT.  
(40.8 SQ.M.)



NOT LOCATED IN EXACT POSITION  
APPROX. FLOOR  
AREA 162 SQ.FT.  
(15.1 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1040 SQ.FT. (96.6 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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



## AREA DESCRIPTION

Lovely location in a quiet cul-de-sac with a central green space. Heathland and countryside are closeby yet there is easy access to all amenities. You are very close to the expansive Canford Heath walk which starts in the Gravel Hill car park. Further up Gravel Hill are Arrowsmith coppice and Delph Woods, famous for a magnificent 200 year old oak 80ft high with a circumference of 13ft. You are close to the Castleman Trailway where you can walk to Upton Country Park, Holes Bay and on to Poole, or gain access for a walk on Upton Heath.

Broadstone Golf Course is nearby and for watersports you are 15 minutes from Poole Harbour. The harbour itself is the second largest natural harbour in the world (after Sydney) with many marinas capable of mooring the largest of yachts. Poole itself is the home of Sunseeker International. The natural harbour ensures safety and security for the yachts and the wonderful microclimate created by the Purbeck Hills makes for regular use of the water. The Purbecks, an Enesco World Heritage site is a destination for the cycling community and walkers. And watching the kitesurfers and windsurfers in this UK hub for the sports will leave you open-mouthed. The harbour is known to be the UK's safest venue for teaching children to windsurf and kitesurf. Sandbanks beach by the Harbour is part of 7 miles of continuous award-winning Blue Flag beaches. And of course you are on the doorstep of The Cherries, our top flight premiership football club!

Broadstone playing fields and park are close by. For gym, fitness classes, swimming pools and children's activities there is The Junction Sports & Leisure Centre in Broadstone and also within easy reach are The David Lloyd Club and BH Live Active. If you have children of school age there is a wide range of local Ofsted rated schools: Broadstone First School, Springdale First School, Broadstone Middle School, Lockyers Middle School, Corfe Hills Senior School and both grammar schools. For pre-school age children there is the Trailway Tots Preschool.

For shopping in Broadstone village there is a Tesco Express, M&S Foodhall, a couple of greengrocers, a couple of butchers and three bakers. There is a Lidl and a giant Tesco Extra a few minutes away in the car. When in Broadstone a visit to Patisserie Mark Bennett will not disappoint. Poole town has an Asda, an Aldi and a Sainsbury. There is easy access to major retailers such as Next, B&Q, Currys and Pets at Home.

Locally in Broadstone, The Goods Yard is good pub! Good eateries include The 29029 Broadstone, Tien Broadstone and Karma Cafe & Meze. Being close to the New Forest you have an abundance of choice of country pubs and eateries. The Quay in Poole is famous for its array of pubs and restaurants. The Poole Arms, Rockfish, St Tropez Lounge and The Guildhall Tavern are recommended. The vendor recommends nearby Wimborne Minster. It is an historically significant town with an eclectic mix of shops and eateries as well as Waitrose and Co-Op supermarkets.

Despite living in one of the most stunning places in the UK, the area is a significant business hub with the headquarters of JP Morgan, Vitality, LV, Sunseeker International, the RNLI and Merlin Entertainments all in the conurbation. From Broadstone you are approximately 2.5 hours from London by car. It is a couple of miles to the A31 with at least dual carriageway to the New Forest, Southampton and the UK motorway network. By rail from Poole and Bournemouth there are direct routes to London and Manchester. Bournemouth International Airport is one of the fastest growing in the UK and from Poole there are ferries to France and the Channel Islands.

A wonderful lifestyle location. Just ask us if you want to know where to do something.









## ADDITIONAL INFORMATION

**Room Dimensions:** Please see floorplan for room dimensions.

**Tenure:** Freehold

**Council Tax 2025/6:** Band D - £2,257.08 payable

**Energy Performance Certificate (EPC) Rating:** 72 (C)

**Connectivity & TV:** Virgin Media in the road. Sky dish at the property

**Parking:** Garage plus drive parking for 3 extra cars (tandem)

**Audible Alarm:** Upgraded and extended by the vendor to include the garage

**Heating:** Gas central heating via Worcester Greenfire 2000 gas combi boiler, new 2020, serviced annually

**Viewings:** Usually with 24 hours notice





## Viewing by Appointment Through the Vendor's Sole Agent

Mollaro Ltd ▪ Briggs House ▪ 26 Commercial Road ▪ Ashley Cross ▪ Poole ▪ BH14 0JR  
01202 80 50 90 ▪ [hello@mollaro.com](mailto:hello@mollaro.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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