

**16 Springdale Road, Broadstone,
BH18 9BT**

**£595,000
Freehold**



An excellent opportunity to acquire a most spacious and versatile four bedroom home with many fine features to include living room, dining room, 18' kitchen/breakfast room, utility room, ground floor bedroom with en-suite shower room, first floor master bedroom with en-suite shower room, two additional bedrooms and a family bathroom. Other notable features include extensive driveway to integral garage and delightful well stocked gardens. SPACE FOR MOTORHOME. The property is located within half a mile of Broadstone high street and warrants early viewing!

LEADED LIGHT GLAZED DOOR TO:

SPACIOUS RECEPTION HALL Useful understairs area, radiator, double doors to built in cloaks cupboard, internal door to garage, glazed double doors lead into:

EXCELLENT LIVING ROOM 18' 8" x 15' 4" (5.69m x 4.67m) A good size room, radiator, power points, TV point, ornamental fireplace with chimney and inset electric fire, sliding double glazed patio door leads out to the garden, glazed double doors continue to:

DINING/FAMILY ROOM 10' 10" x 10' (3.3m x 3.05m) Radiator, boxed bay window overlooking the rear garden, glazed door leads into:

KITCHEN/BREAKFAST ROOM 17' 4" x 9' 8" overall (5.28m x 2.95m) Fitted with a range of wall and floor mounted units with fitted worksurfaces and tiled walls, inset one and a half bowl sink unit, integrated dishwasher, built in Neff gas hob with extractor hood above, eye level Neff oven, under counter fridge, tiled flooring, radiator, fitted dining table, wine rack, sky light with two Velux windows, window to side elevation, through way to:

UTILITY ROOM 9' 9" x 6' 8" (2.97m x 2.03m) Fitted worksurface with tiled surround, inset stainless single bowl sink unit, plumbing for washing machine, space for freezer, range of wall mounted cupboards, radiator, tiled flooring, cupboard housing pre-lagged hot water tank and fitted linen shelving, sealed unit double glazed door leads to side of property

GROUND FLOOR BEDROOM SUITE

BEDROOM AREA 12' 6" x 10' 8" into bay (3.81m x 3.25m) Radiator, wide bay window to front elevation incorporating double glazed French doors to the front garden, door to:

EN-SUITE SHOWER ROOM Suite comprising fully tiled walk in shower with wall mounted thermostatically controlled shower, close couple WC, pedestal wash hand basin, fully tiled walls, tiled flooring, radiator, window to side elevation

AGENTS' NOTE This part of the property could prove ideal for a dependent relative if required

FROM THE RECEPTION HALL, AN EASY TREAD STAIRCASE WITH SPINDLED BALUSTRADE Leads via a half landing to:

FIRST FLOOR LANDING Velux window, access to loft space

MASTER BEDROOM 14' x 11' 10" into bay (4.27m x 3.61m) Radiator, walk in wardrobe, window to front elevation, access to eaves storage, door to:

EN-SUITE SHOWER ROOM Suite comprising walk in over size shower with wall mounted Triton electric shower, close couple WC, pedestal wash hand basin, fully tiled walls, tiled floor, heated towel rail, window to side elevation

BEDROOM 2 16' 2" x 7' 10" (4.93m x 2.39m) Radiator, door to eaves storage, window overlooking rear garden

BEDROOM 3 16' 2" x 8' max. (4.93m x 2.44m) Radiator, built in wardrobe, access to eaves storage, window overlooking rear garden



FAMILY BATHROOM Suite comprising bath within tiled panel, close couple WC, pedestal wash hand basin, fully tiled walls, radiator, window to side elevation

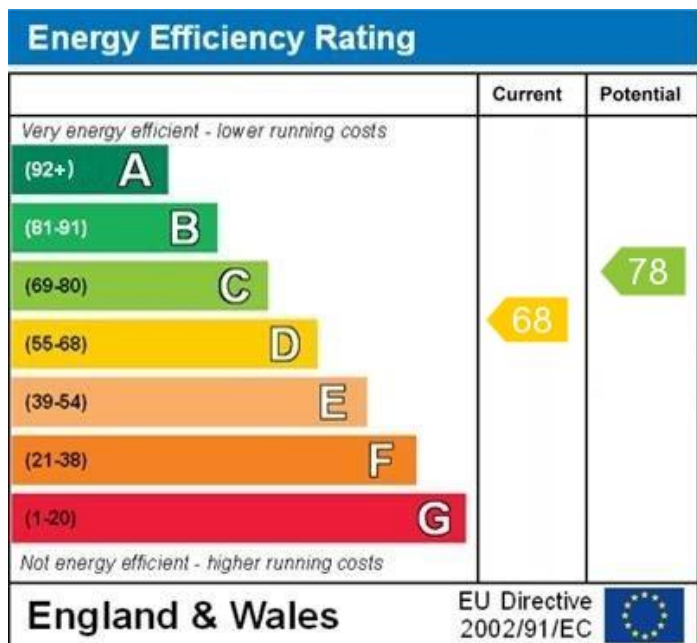
OUTSIDE - FRONT This distinctive property stands on a good size plot within walking distance of Broadstone high street. There is a deep frontage where one will find a tarmac driveway providing parking for several vehicles including space for a motorhome. For ease of maintenance, the front garden comprises a range of shrubs and tree life, together with a gravelled area. The driveway continues to an INTEGRAL GARAGE measuring approximately 18' in length having an up and over door, together with power and light. Within the garage one will find a wall mounted Glow Worm gas boiler. A timber panelled gate provides side access and the pathway leads to:

OUTSIDE - REAR An outstanding rear garden which is well stocked with a range of mature shrubs and tree life. There is a full width patio/bbq area from where two steps lead up to a lawned area bordered by raised borders and mature tree life. Decked area with sunny aspect. Outside tap. Additional side access to the other side of the property where one will find a glazed timber summer house and space for bin storage.

COUNCIL TAX BAND 'F' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

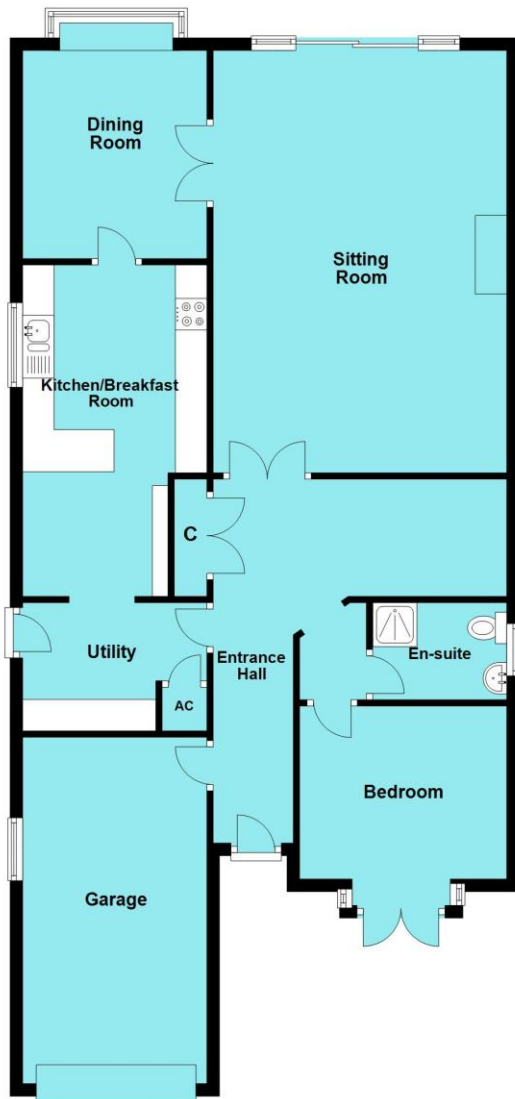
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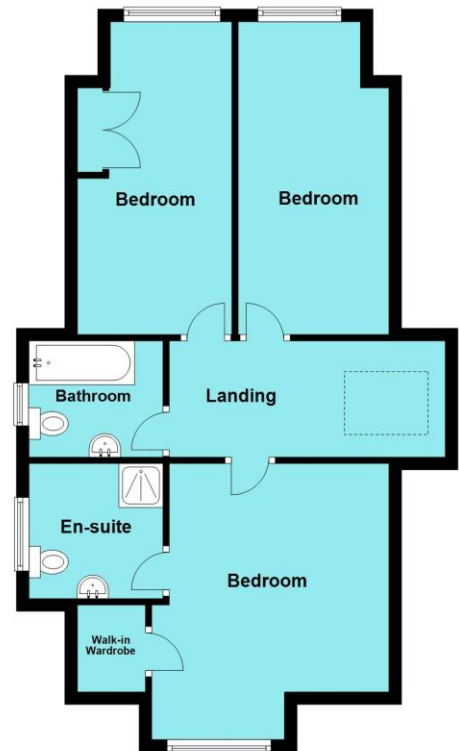
Ground Floor

Approx. 111.5 sq. metres (1199.9 sq. feet)



First Floor

Approx. 58.8 sq. metres (632.4 sq. feet)



Total area: approx. 170.2 sq. metres (1832.3 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 or 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.



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