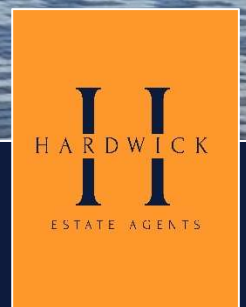




49 Springdale Road, Broadstone, BH18 9BN





An exceptional detached contemporary home offering both beautifully appointed and spacious accommodation with five bedrooms and three bath/shower rooms.

- Impressive open plan kitchen/dining/living area
- Separate sitting room
- 5 bedrooms, 3 bath/shower rooms
- Extensively renovated and extended
- Sleek and stylish design, with bespoke finishes
- Southerly facing, secluded garden
- Garden lodge
- Garage/workshop and store
- Parking for several vehicles
- Close to sought after schooling
- A truly unique home

**GUIDE PRICE:**

£875,0000 - (Freehold)

**EPC RATING:**

Band – tbc











This impressive, modern home has been considerably improved in recent years. Designed with elegance and sophistication in mind, this home offers a seamless blend of style, space, and luxury living. Step inside to discover an expansive open-plan living area and kitchen, bathed in natural light from floor-to-ceiling windows. The sleek kitchen boasts high-end appliances, a large breakfast bar, and premium finishes, making it perfect for both entertaining and everyday family life. The living area flows effortlessly to the outdoor space.

The accommodation is arranged over three floors offering great space and versatility. All set on a generous plot lying within easy reach of Broadstone. The town centre offers a good range of shops and amenities together with sought after schooling.

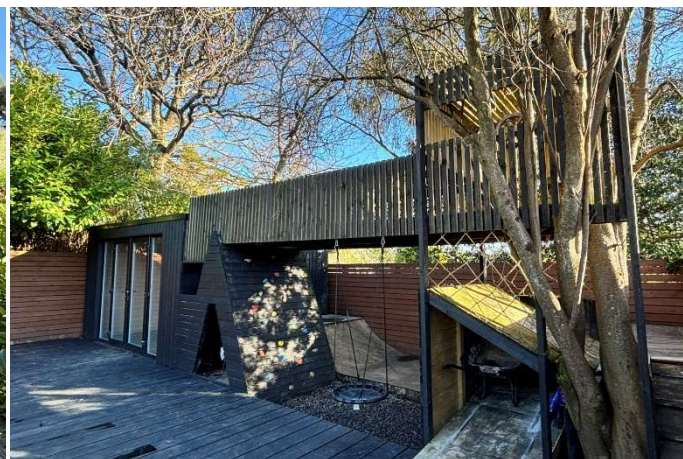
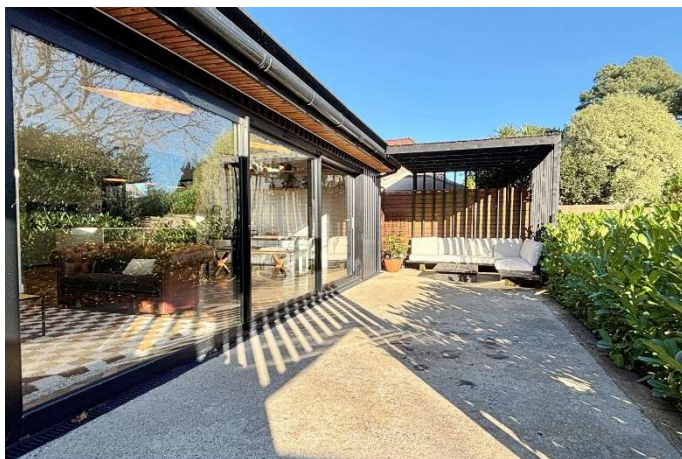
The accommodation briefly comprises;

A reception hall with stairs rising to the first floor and striking herringbone LVT flooring. Double doors lead to the open plan living area and kitchen which runs along the rear of the house. sky light windows and floor to ceiling sliding doors allow in lots of light from the southerly facing aspect. The herringbone flooring continues throughout. There is a feature wood burner set on raised concrete plinth.

The kitchen offers a range of base level and tall units with quartz worktops wrapping around to a large breakfast bar. There is an inset induction hob with extractor over. Other appliances include a full-size fridge, oven, microwave oven, warming drawer, dishwasher and a Quooker instant hot tap and water filter.

The utility room provides further storage, space and plumbing for a washing machine and tumble dryer together with a fitted freezer.

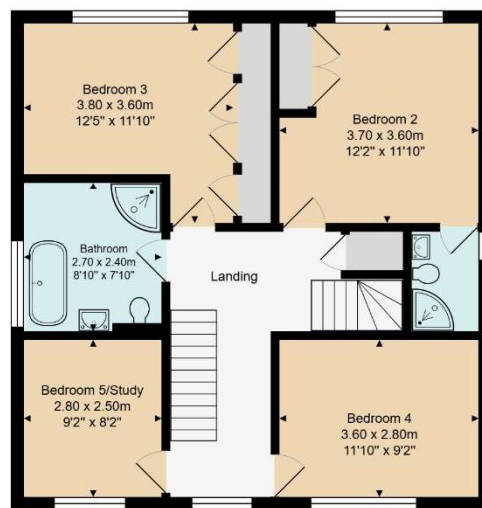
The separate sitting room has dual aspect windows and a large floor to ceiling built in display unit. There is also a ground floor cloakroom with wc and wash basin.



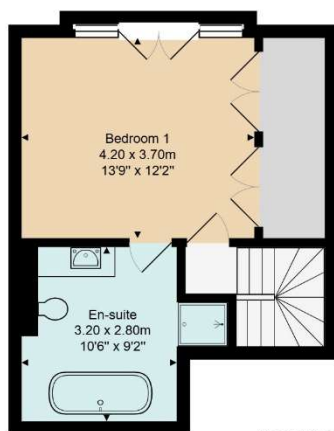




Ground Floor



First Floor



Second Floor

All measurements are approximate and for display purposes only.

On the 1st floor there are 4 well-proportioned bedrooms. Bedroom 2 has fitted wardrobes together with an en-suite shower room. Bedroom 3 also includes fitted wardrobes.

The family bathroom has a four piece suite with a feature freestanding bath, separate corner shower, WC and wash basin, finished with fully tiled walls.

On the second floor is the main bedroom suite with a feature apex window and double doors with a Juliet balcony enjoying a view across the garden and Broadstone beyond. There are built in wardrobes. The en-suite has a free standing bath separate shower WC and wash basin, finished with fully tiled walls.

Outside the property is approached via a block paved driveway providing parking for several vehicles and access to the integral garage/workshop, which is insulated, has power and light and an electric door. Adjacent to the garage is a storeroom. The rear garden is laid to planted borders.

Access can be gained to the rear garden via side path and gate. Along the rear of the property is a raised patio terrace with a polished concrete finish. Steps lead down to the lawned garden.

At the bottom of the garden is a timber garden lodge (3.9m x 3.2m) together with a children's play area and treehouse.

The rear garden enjoys a southerly facing aspect and a good degree of seclusion.

**Council tax band - E**

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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