

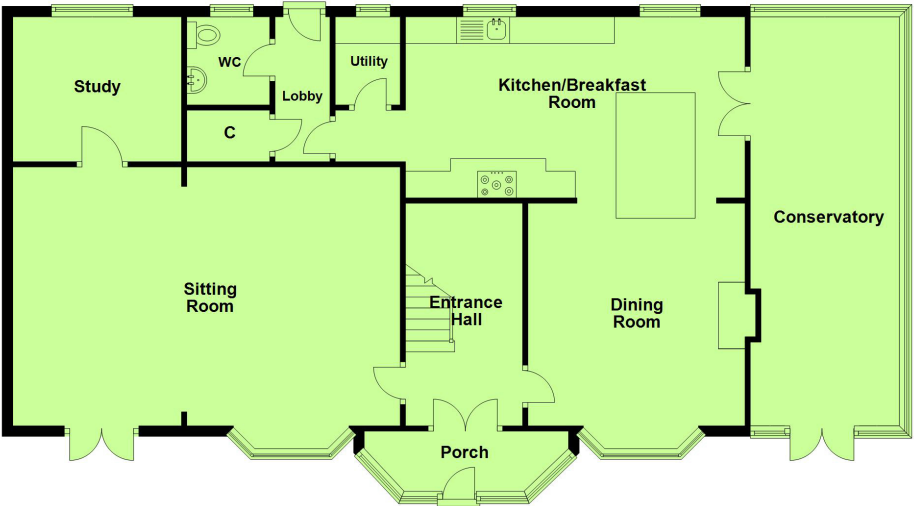
Talisman House  
82 Springdale Road  
Broadstone BH18 9BY

Price **£1,250,000** Freehold

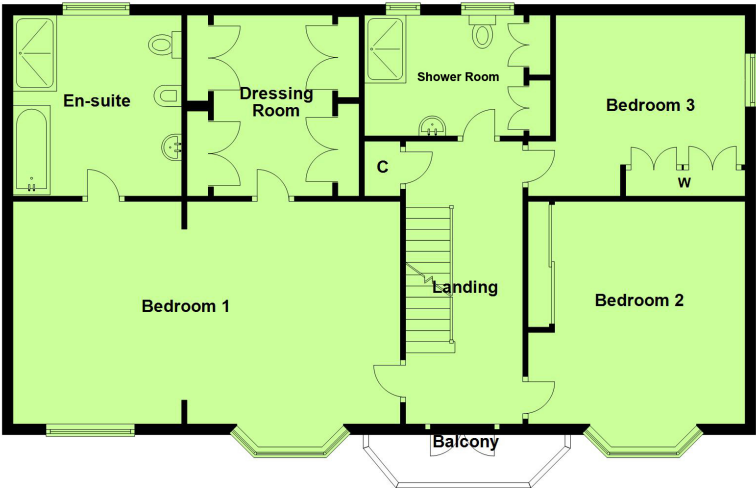


A SUPERB AND UNIQUE OPPORTUNITY TO PURCHASE A DETACHED FAMILY RESIDENCE SITUATED IN A QUIET AND SOUGHT AFTER LOCATION, OCCUPYING A MATURE SIZEABLE PLOT, OFFERING VERSATILE ACCOMMODATION.

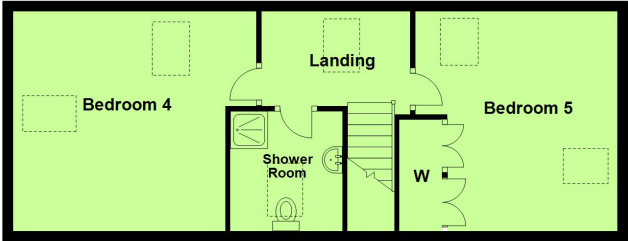
Ground Floor



First Floor



Second Floor



Total area: approx. 284.9 sq. metres (3067.1 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.

**\* ENTRANCE PORCH**

- \* ENTRANCE HALLWAY 14' x 9'4" (4.26m x 2.98m)**
- \* SITTING ROOM 24'7" x 15'7" (7.52m x 4.78m)**
  - \* STUDY 10'8" x 8'4" (3.29m x 2.56m)**
- \* DINING ROOM 13'9" x 13'5" (4.23m x 4.11m)**
- \* KITCHEN/BREAKFAST ROOM 20'11" x 11'2" (6.12m x 3.41m)**
  - \* CONSERVATORY 25'2" x 9'2" (7.68m x 2.8m)**
  - \* UTILITY ROOM 5'1" x 4'6" (1.55m x 1.41m)**
  - \* INNER LOBBY 4'6" x 3'8" (1.41m x 1.15m)**
- \* GROUND FLOOR CLOAKROOM 4'7" x 4'2" (1.43m x 1.28m)**

**\* STAIRS RISING TO FIRST FLOOR**

- \* BEDROOM ONE 13'9" x 13'2" (4.23m x 4.02m)**
- \* DRESSING ROOM 11'2" x 10'7" (3.41m x 3.26m)**
- \* EN SUITE BATHROOM 10'6" x 10'5" (3.23m x 3.2m)**
- \* BEDROOM TWO 13'9" x 13'5" (4.23m x 4.11m)**
- \* BEDROOM FIVE 13'5" x 11'2" (4.11m x 3.41m)**
- \* FAMILY SHOWER ROOM 11'6" x 7'5" (3.53m x 2.28m)**

**\* STAIRS RISING TO SECOND FLOOR**

- \* BEDROOM THREE 15' x 13'6" (4.57m x 4.14m)**
- \* BEDROOM FOUR 13'6" x 10'6" (4.14m x 3.23m)**
- \* SHOWER ROOM 7'8" x 6'8" (2.37m x 2.07m)**
- \* DETACHED GARAGE & AMPLE OFF ROAD PARKING**

**\* FRONT & REAR GARDENS**

**\* DOUBLE GLAZED**

**\* GAS FIRED CENTRAL HEATING**







**ABOUT THIS PROPERTY**

Via the timber front door there is access into the entrance porch and double opening doors leading into the entrance hallway which has telephone point, understairs storage cupboard, new flooring and stairs rising to the first floor. The spacious sitting room has wood effect flooring, picture rail, feature bay window to front aspect, further window to rear, double opening doors giving access to the front, telephone point and TV point. Door gives access to the study to the rear of the property. The light and airy dining room has feature bay window to front aspect, tiled flooring, central wood burner with ornate surround, telephone point, TV point, central island unit with granite work surface plus built in wine cooler and access into the kitchen which has new flooring, two windows to rear, range of wall and floor mounted cupboards, a selection of granite and oak work surfaces, double butler sink with drainer either side and mixer tap, tiled flooring, nest of three drawers and integrated appliances to include two fridges, two single ovens, six ring gas hob and extractor fan over. Off the dining area double opening doors give access to the spacious conservatory which has new flooring and windows overlooking the front and rear gardens, tiled flooring, TV point, wood burner and double opening doors leading to the front. To complete the accommodation on the ground floor is the utility room which has window to side aspect, range of wall mounted cupboards, rolled top working surfaces and space for washing machine and tumble dryer, access into the inner lobby which has access to the side in turn leading to the rear garden and benefits from a sizeable walk in storage cupboard and ground floor cloakroom which has vanity unit with inset wash hand basin and mixer tap and low level flush WC.

Via the feature return staircase leads up the first floor landing which has useful storage cupboard, stairs rising to the second floor and double opening doors giving access to the balcony which benefits from superb views over the front garden. Bedroom one has two windows to front aspect, two wall mounted light points, picture rail, telephone point and TV point. Bedroom one also benefits from a walk in dressing room and an en suite bathroom which has frosted window to rear aspect, tiled flooring, part tiled walls, towel ladder radiator, sink with drawer beneath and mixer tap, bidet, low level flush WC, walk in shower cubicle with shower and panel enclosed bath with tap and shower attachment. Bedroom two has bay window to front aspect with pleasant views over the front garden and a range of fitted furniture to include wardrobes with sliding doors. Bedroom five has window to side aspect, vanity unit with inset wash hand basin and mixer tap and tiled splash back and built in wardrobes with double opening doors. The family shower room has two frosted windows to rear aspect, three storage cupboards (all of which have slatted shelving), tiled flooring, low level flush WC, wash hand basin with hot and cold tap and walk in shower cubicle with shower.

The second floor landing has Velux window to rear aspect. Bedroom three has Velux windows to rear and side aspect, eaves storage and TV point. Bedroom four has Velux windows to rear and side aspect, eaves storage, TV point and a range of fitted furniture to include wardrobes with double opening doors. The shower room has Velux window to front aspect, fully tiled walls and flooring, vanity unit with inset wash hand basin and mixer tap, low level flush WC and walk in shower cubicle with shower.

One of the main features of this delightful period home is the plot that it occupies with the front being laid to lawn with mature shrub borders and a sizeable patio area running adjacent to the property with various outdoor power points and access down both sides of the property in turn leading to the rear garden. There is ample off road parking via double opening gates in turn leading to the detached garage with light, power and up and over door. Further room to the rear of the garage currently arranged as a music room. There is also a low maintenance rear area which is landscaped and laid to shingle benefitting from mature shrub and brick borders.



**DIRECTIONS:**

From The Broadway proceed to the Broadstone roundabout and take the third exit into Higher Blandford Road. At the traffic lights turn left into Springdale Road.

**COUNCIL TAX:** Band G BCP Council (Poole)

**ENERGY EFFICIENCY RATING:** Band D

**VIEWING:** Strictly by appointment through **HILLIER WILSON**.

**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.

**PRIVACY POLICY**

Please see our website for further details.

**REF: R1963**