

109 Springdale Road  
Broadstone BH18 9BW

Price Guide **£700,000** Freehold



AN IMPOSING FOUR BEDROOM, TWO RECEPTION ROOM, TWO BATHROOM DETACHED FAMILY HOME, DATING BACK TO 1919, SET ON A GENEROUS PLOT IN A POPULAR RESIDENTIAL LOCATION.



**\* ENTRANCE HALL**

**\* GROUND FLOOR CLOAKROOM**

**\* SITTING ROOM 19'9" x 12' (6.07m x 3.66m)**

**\* SECOND RECEPTION ROOM 12'5" x 12'5" (3.81m x 3.81m)**

**\* KITCHEN/BREAKFAST ROOM 25'8" x 10' (7.86m x 3.05m)**

**\* BEDROOM ONE 12'5" x 12'5" (3.81m x 3.81m)**

**\* BEDROOM TWO 13'1" x 12' (MAXIMUM) (3.99m x 3.66m)**

**\* BEDROOM THREE 10' x 9'6" (3.05m x 2.93m)**

**\* BEDROOM FOUR 8'6" EXTENDING TO 12' x 6'4"  
(2.62m EXTENDING TO x 3.66m x 1.95m)**

**\* FAMILY BATHROOM 11'5" (MAXIMUM) x 5'8" (3.51m x 1.77m)**

**\* SHOWER ROOM 9'5" x 4'4" (2.9m x 1.34m)**

**\* DOUBLE GARAGE**

**\* DRIVEWAY PROVIDING PARKING FOR NUMEROUS VEHICLES**

**\* SIZEABLE REAR GARDEN WITH MEANDERING STREAM**

**\* DOUBLE GLAZED WINDOWS AND GAS FIRED CENTRAL HEATING**

**\* CLOSE TO BROADSTONE VILLAGE, CORFE MULLEN & UPTON HEATH**









**ABOUT THIS PROPERTY**

A newly fitted front door leads to the entrance hall where the principle rooms are accessed. There is a ground floor cloakroom with frosted double glazed window, low level WC, wall mounted sink unit with twin taps and tiled splashback. The sitting room is a particular feature of the property with dual aspect windows and double opening doors overlooking the rear garden which has a southerly aspect. There is a feature open fireplace with ornate surround and hearth. The second reception room neighbours the sitting room with a further feature open fireplace with ornate surround and hearth and overlooks the rear garden. The kitchen/breakfast room is modern fitted with a range of wall mounted and base storage cupboards and drawers, one and a half bowl single drainer stainless steel sink unit with mixer tap, part tiled walls, integrated oven and four ring burner induction hob with extractor fan above, integrated microwave, dishwasher and fridge/freezer. There is a combi boiler and water softener. Bi-folding door leads to the rear garden from the breakfast area.

Stairs lead from the entrance hall to the first floor landing where there is access to the loft space. There are three double bedrooms to the rear of the property with bedroom one having the benefit of built in wardrobes and bedroom two with fitted furniture. Bedroom four is to the front of the property. The bathroom has a white suite comprising WC, pedestal wash hand basin with mixer tap, p-shaped bath with shower screen and fitted shower. There is a shower room with fully tiled double shower, close coupled WC, wash hand basin with mixer tap and vanity unit beneath, fitted mirror and spotlighting.

Outside, the front garden is well established with a shrub border and block paving provides off road parking for numerous vehicles and in turn leads to a double garage. The pet friendly rear garden has a raised patio area with steps leading down to a large lawned area with shrub and herbaceous borders. There is a handmade ornamental meandering stream and an external hot tub power point. Garden shed. There are newly installed gutters, soffits and fascias. A particular feature of the rear garden is a stream which meanders its way under a small footbridge and ornamental well. The double garage benefits an electric up and over door, light and power. Security CCTV and outside sensor lighting.







**DIRECTIONS:**

From Broadstone Centre proceed to the Clarendon Road roundabout and take the third exit into Higher Blandford Road. At the traffic lights turn left into Springdale Road and the property can be found on the left hand side. Neighbouring Springdale First School.

**COUNCIL TAX:** Band F 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: R1867**