

127 Springdale Road  
Broadstone BH18 9BW Price Guide **£800,000** Freehold



A BEAUTIFULLY PRESENTED AND SPACIOUS  
FIVE BEDROOM DETACHED FAMILY HOME WITH  
LARGE SOUTH FACING REAR GARDEN SITUATED  
IN A SOUGHT AFTER RESIDENTIAL LOCATION.



- \* **SITTING ROOM 20'5" x 13'7" (6.22m x 4.14m)**
- \* **IMPRESSIVE KITCHEN/FAMILY ROOM 33'2" x 12'4" (10.11m x 3.76m)**
- \* **UTILITY ROOM 9' x 8'3" (2.74m X 2.51m)**
- \* **STUDY**
- \* **STORAGE 8'3" x 8'1" (2.51m x 2.46m)**
- \* **BEDROOM FOUR 12' x 8'9" (3.66m x 2.67m)**
- \* **BEDROOM FIVE 9'10" x 8'11" (3m x 2.72m)**
- \* **GROUND FLOOR SHOWER ROOM 11'11" x 7'10" (3.63m x 2.39m)**
- \* **STAIRS LEAD TO GALLERIED FIRST FLOOR LANDING**
- \* **BEDROOM ONE 17'1" x 13'6 (5.21m x 4.11m)**
- \* **EN SUITE BATHROOM**
- \* **BEDROOM TWO 17'8" x 9'11" (5.38m x 3.02m)**
- \* **BEDROOM THREE 14'2 x 13'3" (4.32m x 4.04m)**
- \* **FAMILY BATHROOM 13'5" x 7'7" (4.09m x 2.31m)**
- \* **UNDERFLOOR GAS FIRED HEATING AND DOUBLE GLAZED**
- \* **ELECTRIC ENTRANCE GATES TO LARGE DRIVEWAY**
- \* **LARGE SOUTH FACING REAR GARDEN**











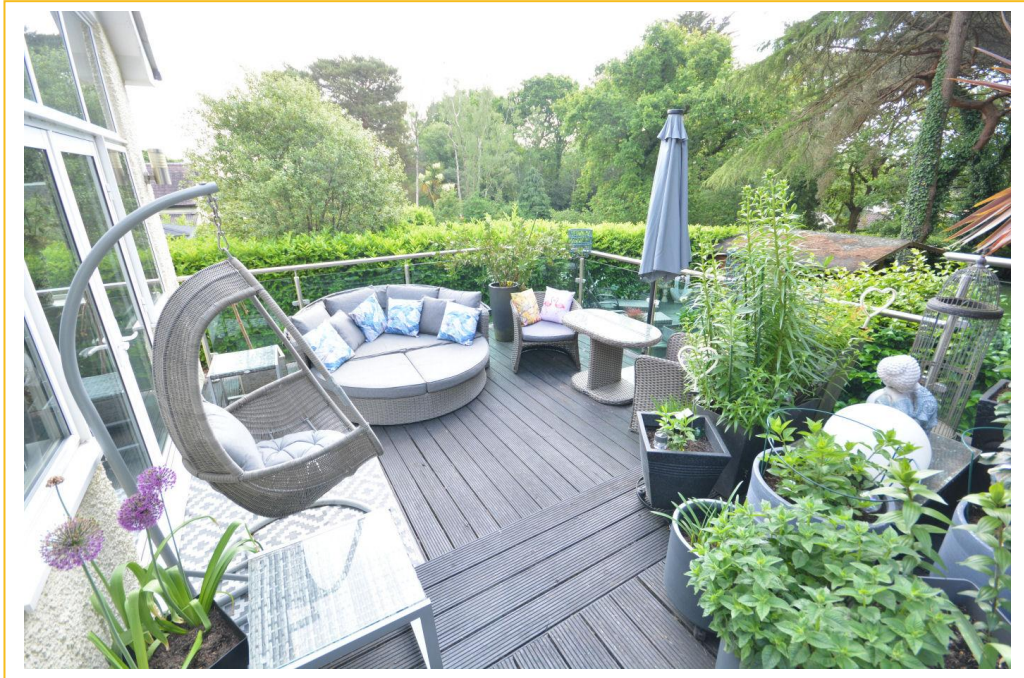
## ABOUT THIS PROPERTY

Pillared entrance canopy with outside lighting, hard wood front door with glazed side screens leads to spacious reception hallway which has feature vaulted ceiling and galleried landing, coved ceiling with inset downlighting, two wall light points, understairs storage cupboard and a further cupboard housing the pressurised hot water cylinder and the boiler which serves the heating and domestic hot water supply, ceramic tiled floor and light dimmer control switch. Glazed double doors open into the sitting room which has a contemporary fireplace with electric fire and to either side of the chimney breast is a range of base storage cabinets, space and aerial point for TV and UPVC double glazed door with adjoining windows lead to the deck and rear garden. The kitchen/family room comprises a range of contemporary, modern units, one and a half bowl sink unit with central mixer tap and adjacent granite worktop surfaces with a range of drawers and base storage cupboards below, integrated 'Bosch' dishwasher, 'Rangemaster' oven with 'Rangemaster' extractor canopy above, eye level wall mounted units with under lighting, space for 'American' style fridge/freezer with adjacent larder style cupboard. To the opposite end of the kitchen is a matching dresser style unit and central to the kitchen is an island with a single bowl sink with central mixer tap and adjacent granite worksurfaces incorporating a breakfast bar. There is inset downlighting, window to side aspect, TV aerial point, ceramic tiled floor and balustrading with steps leading down to the family/dining area which has vaulted ceiling, window to side aspect, French doors with windows above and to the side overlook the decking and rear garden, two wall light points and 'Amtico' flooring. The utility room has inset downlighting, single bowl single drainer sink unit with adjacent roll top work surfaces, space below for washing machine and tumble dryer, work surface with base storage cupboards below and drawers under, side space for fridge/freezer and a broom cupboard, window to side aspect, continuation of the ceramic tiled flooring from the hallway, UPVC double glazed door leading to the outside and glazed door leads to the storage area which has window to rear aspect and engineered oak flooring. Bedroom four has window to front aspect, light dimmer control switch and space for wall mounted TV (this room is currently used as an office). Bedroom five has window to front aspect, wood effect laminate flooring, telephone point, attractive wrought iron fireplace and light dimmer control switch (this room is currently used as a study). The ground floor shower room is spacious and comprises a white suite with walk in shower cubicle, controls and shower attachment, low flush WC, pedestal wash hand basin, inset downlighting and extractor fan, part tiled walls, continuation of the ceramic tiled floor from the hallway, window to front aspect, tall chrome heated towel rail and linen cupboard.

Stairs lead to the galleried first floor landing which has 'Velux' windows to front aspect and loft access via a hatch. Bedroom one has window to front aspect, space for wall mounted TV, built in bedroom furniture comprising two double floor to ceiling wardrobe units with central half wardrobe unit with drawers below, two chests of drawers, storage cabinet, further drawer space and matching bedside cabinets. An archway leads to the dressing area which has fitted dressing table and built in double wardrobe, air conditioning unit, inset downlighting and connecting door to the en suite bathroom with white suite comprising a double shower cubicle with wall mounted controls and shower attachment, separate rain shower, low flush WC, 'his' and 'hers' wash hand basins with mirrors, electric shaver point, inset downlighting and extractor fan, tall chrome heated towel rail, part tiled walls, ceramic tiled floor and window enjoying an outlook over the rear garden. Bedroom two has window to front aspect, light dimmer control switch, running across the full width of the room is a range of built in wardrobes. Bedroom three has light dimmer control switch, three built in double door wardrobe units and window overlooking the rear garden. The family bathroom has inset downlighting, inbuilt Bluetooth speakers, panel enclosed bath, walk in shower, wash hand basin with central mixer tap and shaver point, low flush WC, floor to ceiling tiling, tall chrome heated towel rail, built in storage cupboards and window to side aspect.

There are smooth plastered ceilings throughout.









Outside, the front of the property has a brick wall with railings which then extend to a pair of electrically operated double metal gates with outside lighting, opening to the generous tarmac driveway providing off road parking for a number of vehicles. The front garden has been predominantly laid to lawn with raised brick built borders and enclosed to both side boundaries by either hedgerow or close boarded fencing. Access to the large south facing rear garden can be gained to either side of the property. Running across the full width of the house is a large raised deck enclosed by brushed chrome and glass balustrading. The decking has outside lighting, power supply and access to the water tap. There is a second area of decking with inset lighting and this makes an ideal position for a hot tub. Steps take you down from the decking to the main area of the garden which has been laid to lawn and enclosed by timber panelled fencing. Within the garden there is a substantial log cabin style summer house and to the very rear of the garden there is a large timber store (both with power). There is a gate to the side accessing a further area of the garden which would be ideal for a compost heap.

**DIRECTIONS:**

Proceed away from Broadstone along the Higher Blandford Road and upon reaching the traffic lights take the left hand turning into Springdale Road.

**COUNCIL TAX:** Band F      BCP (Poole) Council.

**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: R1998**