



78a Springdale Road
Broadstone
Dorset | BH18 9BY

A modern 4 bedroom detached family house, set well back from the road, approached off a long private driveway, in a sought after, well established residential area.

ASKING PRICE: £720,000
FREEHOLD



Christopher
Batten

in association with

Winkworth



A modern 4 bedroom detached family house, set well back from the road, approached off a long private driveway, in a sought after, well established residential area.

The property is approached off a long gravelled driveway which extends to the side of the property where there is a block paved parking area leading to a large detached double garage complex with a home office.

The property benefits from gas fired central heating and double glazing, and provides scope for further refurbishment and improvement.

There are landscaped grounds amounting to approximately 0.3 of an acre. Standing in an elevated position in this sought after residential area, the property falls within a good school catchment and is within walking



4



5



3



distance of Broadstone centre where there is a Marks & Spencer foodhall. There is a wide range of amenities which include the 18-hole championship golf course, sports centre with adjacent tennis courts and large recreational park. Bus services connect to the coastal towns of Poole and Bournemouth, both of which have rail links to London Waterloo.

The accommodation comprises of steps leading to a front veranda with wrought iron balustrade. A front door opens into a main reception hall which has timber laminate flooring. Cloakroom with WC and wash hand basin. The 'through' lounge has laminate flooring and a double glazed patio door leading to the rear garden. Separate dining room. Good size kitchen/breakfast room with a range of kitchen units and worktops, breakfast bar, a number of integrated appliances including dishwasher and larder fridge, cupboard housing a Worcester gas fired central heating boiler, space for range cooker and a ceramic tiled floor.



A door leads to the utility room with space and plumbing for washing machine and fridge/freezer. A rear door leads to a covered rear porch.

From the main reception hall, a staircase with turned spindles leads to the first floor.

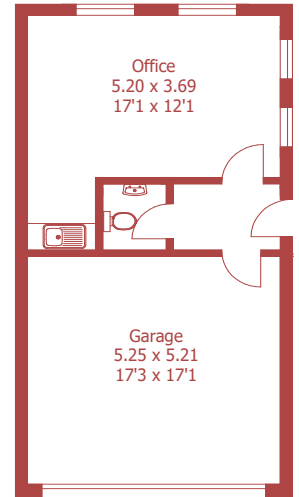
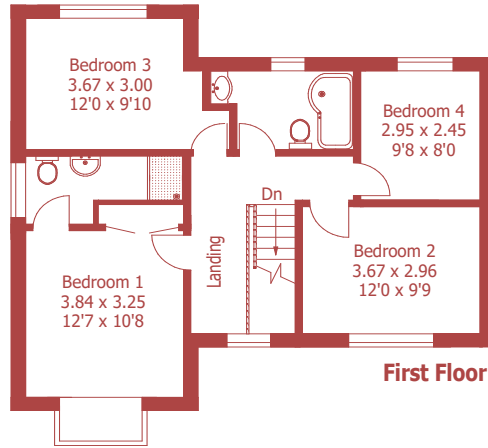
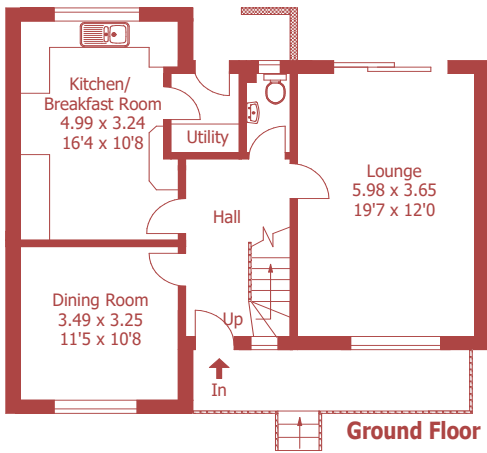
The galleried landing has access to the loft space and an airing cupboard. Bedroom one features a double glazed bay window to the front elevation and has built-in wardrobes. En suite shower room with WC and wash hand basin. There are three further bedrooms. The family bathroom has fully tiled walls, panelled bath with wall mounted shower fitment, pedestal wash hand basin and WC.

Outside, to the rear of the property, there is a large double garage/home office complex under a pitched roof with lighting and power points.





Approximate Gross Internal Area :- 129 sq m / 1390 sq ft
Garage / Office Approximate Gross Internal Area :- 55 sq m / 590 sq ft



For identification purposes only, not to scale, do not scale

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The property is set well back from the road, approached off a gravelled driveway. A 5-bar gate leads to the front garden where there is a large expanse of lawn, interspersed with a selection of specimen trees. To the side of the property, there are electric gates leading to a block paved driveway providing ample parking space and leading to the detached double garage. To the rear of the garage, there are steps leading to the main garden area.

The main garden area has a brick retaining wall and is laid to lawn, well stocked with a number of specimen shrubs, plants and established trees. The garden is nicely enclosed, affording a fair degree of privacy.





Directions: From the centre of Broadstone, proceed along Higher Blandford Road until reaching the traffic lights at the junction with Springdale Road. Turn left and proceed up Springdale Road, going past the turning to High Park Road. The property can be found on the right hand side, almost directly opposite Springdale First School.

COUNCIL TAX: Band G

EPC RATING: Band C





properties@christopherbatten.co.uk
01202 841171

15 East Street | Wimborne
Dorset | BH21 1DT

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