

34 Springdale Avenue, Broadstone, BH18 9EU

HARDWICK
ESTATE AGENTS

Now nearing completion this impressive, detached home offers particularly spacious accommodation with a large 30ft open plan living area and kitchen, separate sitting room, 4 bedrooms, and 4 bathrooms all set on a generous plot.

- High specification throughout
- Ground and first floor bedrooms
- Large reception hall
- Stunning, open plan living area and kitchen
- Separate sitting room and utility
- Large, mature garden
- Quiet location
- ½ mile from Broadstone centre
- Ample driveway parking
- No chain

ASKING PRICE:

£815,000 (Freehold)

EPC RATING: tbc







All measurements are approximate and for display purposes only.
The property was not complete at time of preparing the floorplan. Final fittings might not be as shown.
Total Area Approx: 221.0 m² ... 2379 ft²

LOCATION

The property is located along Springdale Avenue, a desirable position lying within a short walk of Broadstone village centre, only ½ mile away. Broadstone offers a good range of shops and amenities together with sought after schooling.

THE PROPERTY

It has been significantly extended and completely renovated, now offering surprisingly spacious accommodation. The adaptable accommodation would be ideal for a family or even a downsizer seeking a modern, luxury home.

As soon as you step foot into the property the generous reception hall gives an indication of the overall light and space. Along the rear of the property is an impressive, open plan kitchen/dining/family area which overlooks the rear garden, with access via the large bi-folding doors.

The spacious kitchen area will comprise a range of base, eye level and full height units with a fitted fridge, freezer, dishwasher, double oven and hob. The wrap around work tops will include a peninsular breakfast bar. The separate utility room will offer further storage and space for additional appliances.

Also on the ground floor is the sitting room, an en-suite bedroom and cloakroom with w/c.

Upstairs is the spacious main bedroom, enjoying an elevated outlook across Broadstone and an en-suite shower room. There are two further double bedrooms, an en-suite shower room and family bathroom.

Outside the property is set on a generous plot of 0.17 acres, the rear garden is approximately 90ft long. The shingle driveway will provide parking for several vehicles. A side path leads to the rear garden where there will be a patio terrace along the rear of the house together ideal for alfresco dining and a BBQ.

The garden will be landscaped, seeded mainly to lawn with a number of mature trees and shrubs being retained where possible. A garden lodge/store is an optional extra subject to separate negotiation.

ADDITIONAL INFORMATION

Council tax – D








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 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 fitments, 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.

The property was not complete at time of writing the property details, therefore some finishes may differ to those described.

For more information or to arrange a viewing please contact us;

T: 01202 094277 E:info@hardwickea.co.uk

www.hardwickea.co.uk