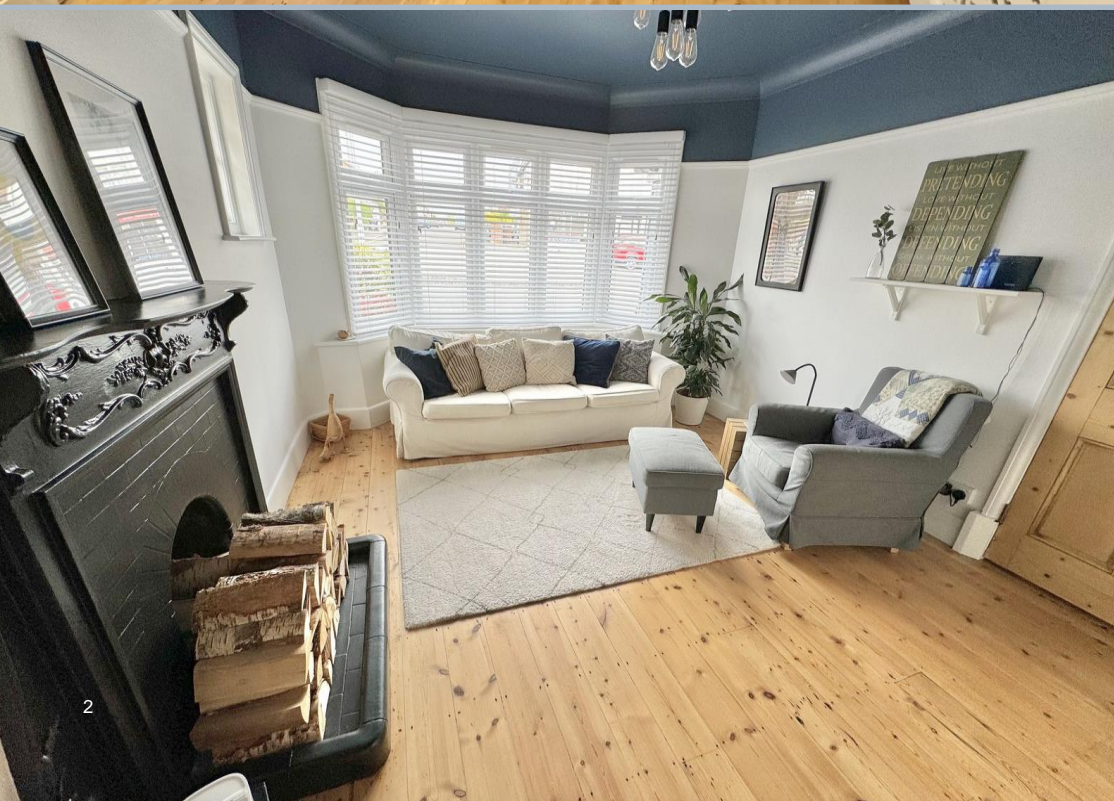


**Alder Road, Branksome, Poole,
Dorset, BH12 4AB**



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Alder Road, Branksome, Poole, BH12 4AB

Freehold Price £600,000

A beautifully presented and tastefully styled 1930's detached home approaching 2400 square feet of well planned accommodation, over 3 floors. The owners have a real flare for interiors, with everything meticulously chosen and a delightful pallet of hues, blending one room seamlessly into the other. There are some wonderful original features, sitting alongside more modern styling, to include restored wooden floors and stripped wooden doors, decorated fireplaces, comforting log burner, picture rails, stain glass windows, and bay windows. The contrasting colours above and below the picture rails, add to the charm and ambience of the home that has been clearly loved and restored. The ground floor has 3 generous reception rooms, to include a front reception room and a rear sitting room with delightful full bay window with floor to ceiling central panel, allowing the 'outside inside'. The home has been extended on the ground floor with a large square dining room that leads off the kitchen. The kitchen is set at the heart of the home and has extensive storage units, cupboards and drawers with block wooden worktops over and fitted with appliances. There is a good size walk in storage cupboard. This area is cleverly designed, so the cook feels like they have a little privacy, yet with the area opening into the dining room, you are still involved and fully privy to family life. The dining room leads to a side decked area for seating and then down to a larger deck that runs the width of the home. This space is excellent for dining and entertaining. Beyond this is a large lawned garden with storage shed and more natural area alongside.

The owners have added a beautiful ground floor guest suite with luxury en suite, fully tiled shower room, and it has been a very useful addition for friends and family to use. It also has the possibility of using it as an Air BnB. On the first floor are 4 further double bedrooms, with the master bedroom having an en suite shower room and on the top floor a loft room, that is ideal as a home office, teenager den, or storage area.

Externally the home has been well cared for with a new roof, fascias and gutters in 2021, new front windows in 2023, the block paved drive has been refurbished and there have been new garden fencing, with concrete posts, added. The block paved driveway has parking for 4 cars and a side drive, with double gates, leading to a further area of parking or to house a boat/caravan or vehicle.

- Substantial 1930's detached home approaching 2400 sq ft and offering beautifully presented and stylish accommodation in a convenient location
- 5 double bedrooms (one on the ground floor) with further 15'7 X 13'4 loft room
- 3 generous reception rooms to include a sitting room with large bay window and log burner, front reception room and dining room leading from the kitchen
- Tastefully decorated and presented throughout with many restored original features to include re sanded and replaced wooden floors in both reception rooms and entrance hall, stripped wooden doors, picture rails and fire surrounds
- Central kitchen in an extensive range of cream base and eye level cupboard and drawers, with wooden work tops over and central island breakfast bar. Fitted with 5 ring gas hob, double oven, space for fridge/freezer, dishwasher. This room opens up into the dining room
- Fabulous dining room currently with a central square table and 2 relaxing chairs (not included in the sale) to enjoy the rear view of the garden
- Downstairs cloakroom and door with steps down to the patio
- Ground floor bedroom with new ensuite shower room
- 4 first floor bedroom, with the master having an en suite shower room
- Fully tiled family bathroom with shower over the bath and separate utility cupboard with plumbing and space for a washing machine and tumble dryer
- Loft room offering a variety of uses from home office, playroom, teenagers den
- The rear garden is tiered and measures approximately 100' in length by 50' in width. Well planned with a side patio out from the dining room and steps down to a large timber deck, ideal for dining and enjoying the sun. There is a further area of lawn that leads to a more 'natural lower garden' set up with a firepit and potential for surrounding seating. Further offering excellent storage with a timber workshop/garden store measuring 19'8 x 9'10
- Parking for 4/5 cars on a block paved driveway and a side driveway for boat/vehicle storage

Set in Alder Road, the home is convenient for all local amenities, to include a local convenience store and food outlets across the road. Further along is Branksome Recreation Ground and the shops at Parkstone are within a mile. Bournemouth Town Centre is approximately 2 miles and Poole is within 3 miles. Although set on a main road, the home is surprisingly peaceful inside and the rear garden enjoys a tranquil outlook.

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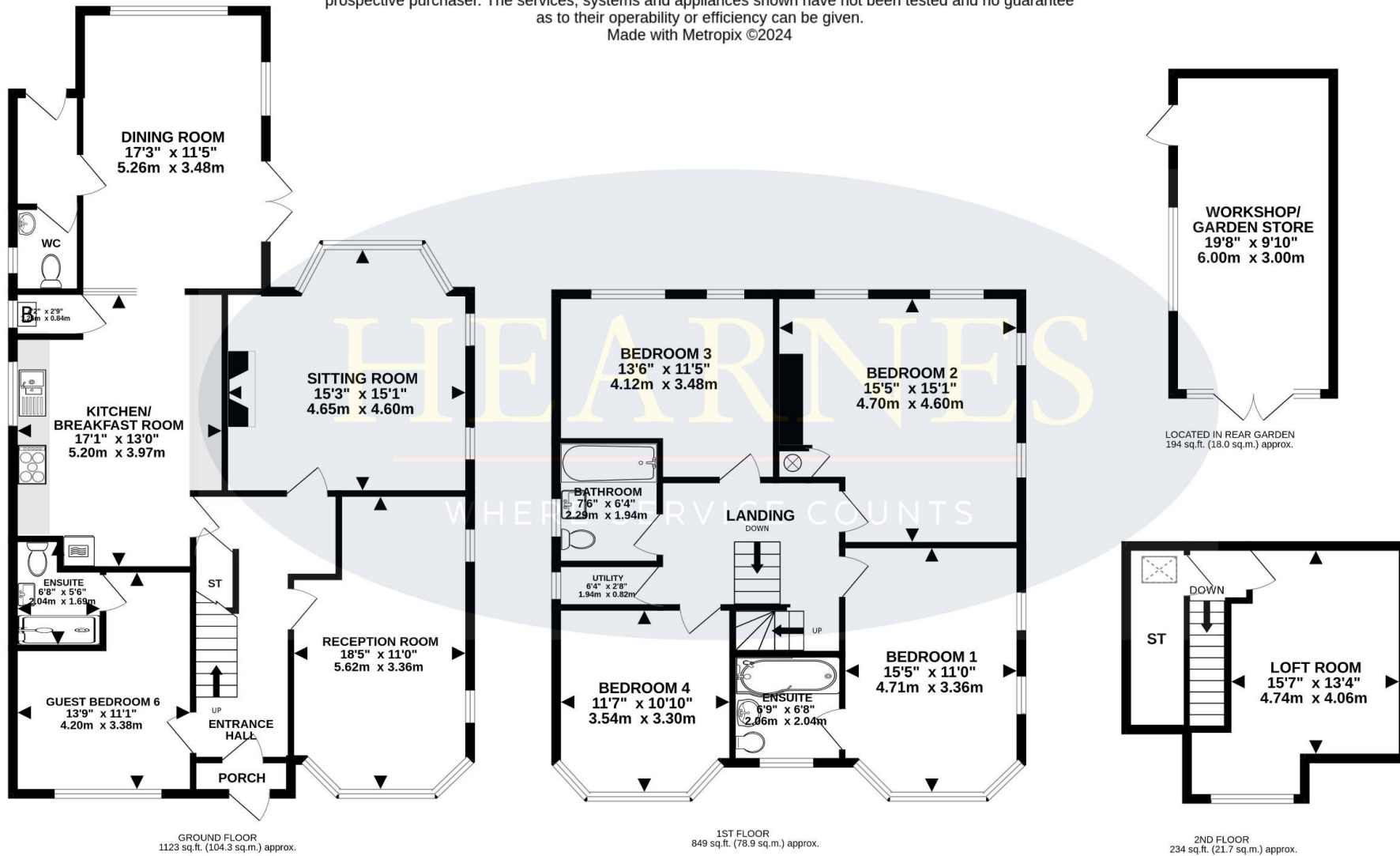




TOTAL FLOOR AREA : 2400 sq.ft. (222.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.

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