



4 Verulam Road, Poole, Dorset, BH14 0PP

HEARNES

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Freehold Price £625,000

A truly superb 3/4 bedroom detached family home originally constructed in the 1930's and subsequently extended and improved to offer spacious and versatile accommodation. There is further potential to convert the loft (subject to relevant permissions) which would add additional bedroom space with far reaching rooftop views out to Poole Harbour and The Purbecks beyond. The property includes a fabulous kitchen/breakfast/dining room which in turn opens into a cosy family room with wood burner and also has double glazed doors to the rear garden. There is an additional character lounge with bay window, naturally coved ceiling, picture rails and fireplace; this room could be used as a fourth bedroom if so desired, as there is a ground floor shower/utility room. The 3 bedrooms are all spacious doubles, with a walk-in wardrobe to the master, wardrobes to the other two and glimpses of the Purbecks from the front bedroom. The bathroom is fitted in a 4 piece white suite with bath and separate shower cubicle and attractive modern tiling. The Heating was replaced around 6 years ago with modern energy efficient Electrorad Digi-Line individually controlled electric radiators which can be set via Wi-Fi. The property has a delightful north westerly rear garden with patio, lawn, garden shed, covered composite decking area and benefits from the sun from mid-afternoon until it sets. Other added advantages include double glazing, stylish contemporary fitted kitchen with integrated double oven, hob and dishwasher, double width driveway, attached large workshop/storeroom with study at the rear (constructed of twin skin fully insulated aluminium sheets with power points and lighting) which has personal doors to the front and rear.

- 3/4 double bedroom detached family home in sought after cul de sac
- 1930's property which has been beautifully improved and extended
- Double glazing and contemporary Wi-fi operated electric radiator heating
- Superb kitchen/breakfast/dining room opening to a cosy family room with wood burner and also with double glazed doors to the rear garden
- Stylish modern fitted kitchen with integrated double oven, hob and dishwasher
- Utility room/shower room with WC and wash basin, space and plumbing for washing machine and tumble drier
- Self-contained additional workshop/storage room/study with full insulation, double glazing, power. Lighting and doors to garden and to drive.
- Fitted carpets and lights included plus garden shed.
- Lovely rear garden with lawn, patio, covered composite deck and pretty rockery style flower beds.

Verulam Road is a small cul de sac of predominantly 1930's detached and semi-detached houses in a very popular and convenient location, ideal for schools and close to Poole Park (400m away). It is walking distance from Ashley Cross (three quarters of a mile away) with Poole Town centre just over a mile in the opposite direction. Other local amenities include Bournemouth and Poole College just round the corner, Poole High School a mile away and Poole Hospital just half a mile away. The sandy bathing beaches that the area is famous for are within 3 miles at Shore Road.

NB The current owners have been paying a total of £320 pcm for electricity and are currently £420 in credit as at November 2025. This includes charging of a fully electric vehicle and all home fuel costs. There is no gas in the property although it is laid to the road.

Council Tax Band E
EPC Rated F

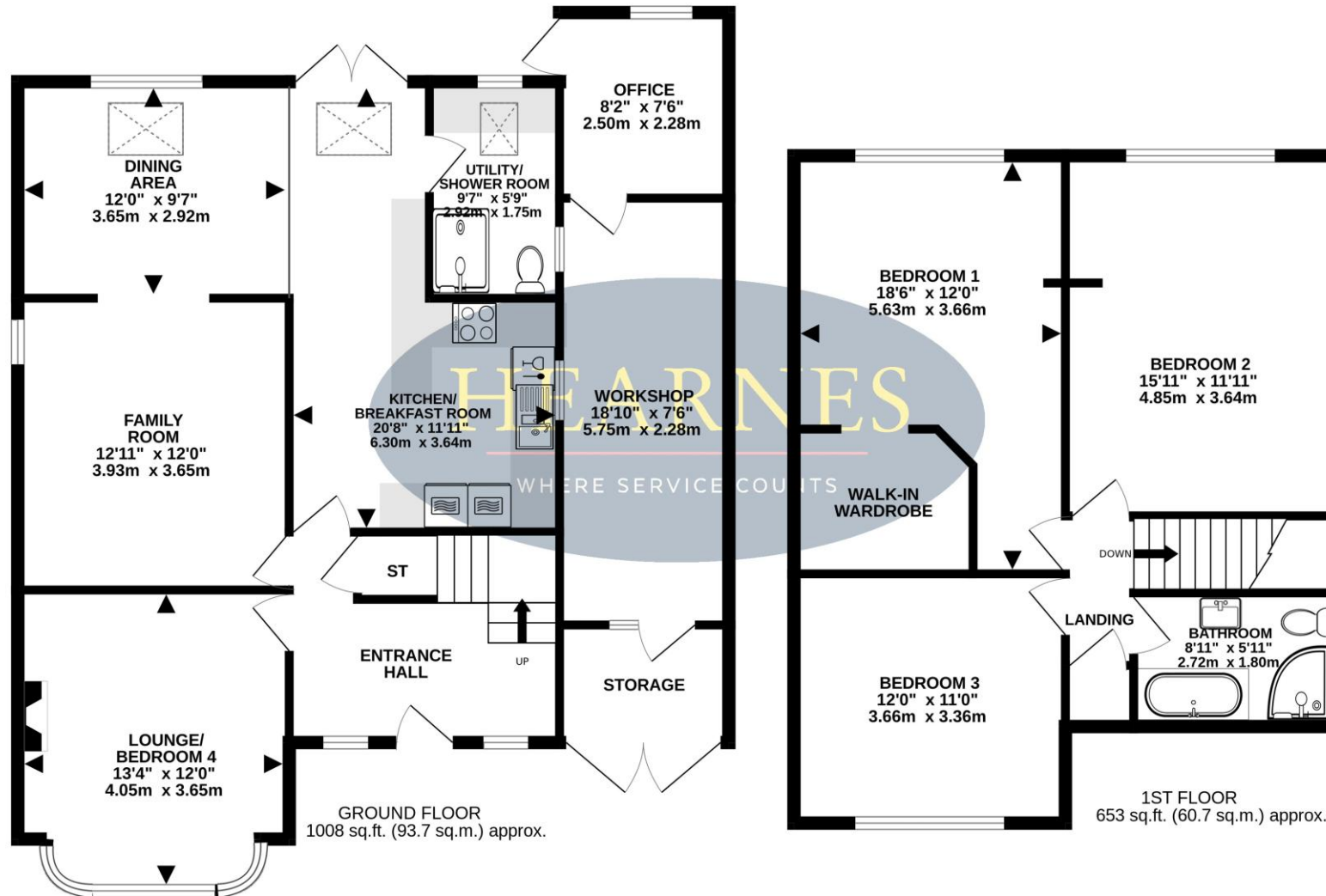


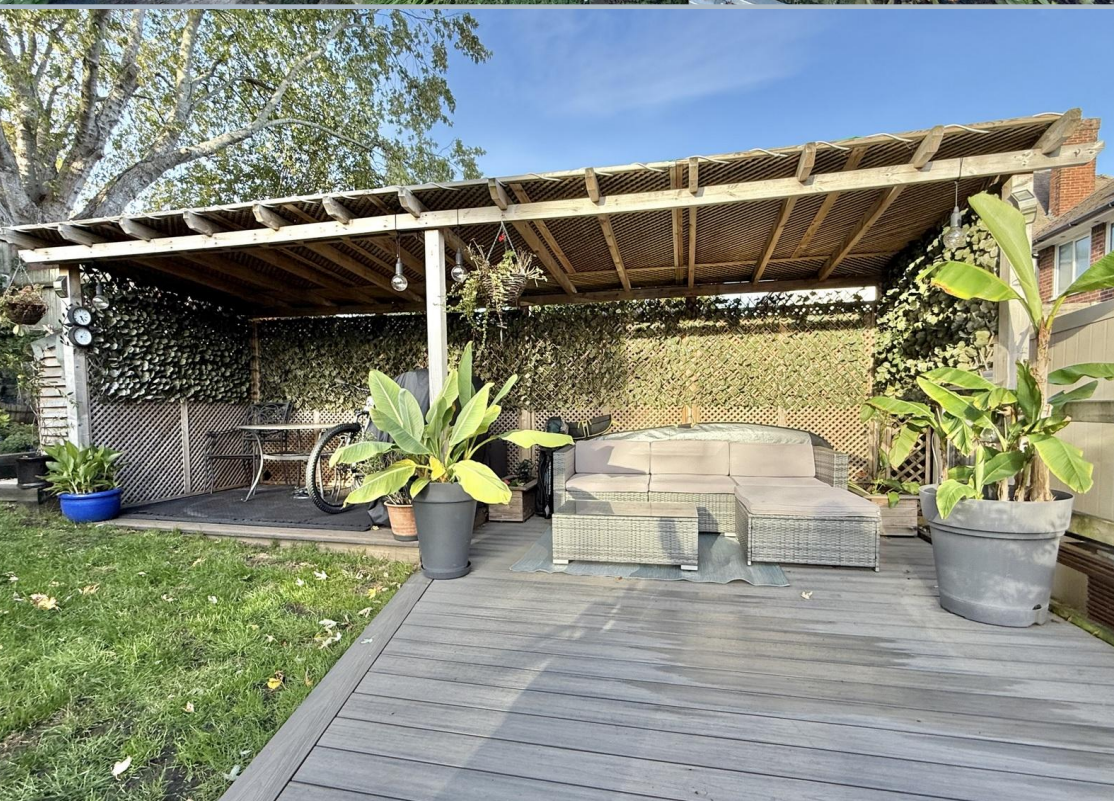




TOTAL FLOOR AREA : 1662 sq.ft. (154.4 sq.m.) approx.

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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