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**41 Brampton Road, Oakdale, Poole,
Dorset, BH15 3RE**



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FREEHOLD PRICE £525,000

An immaculate four bedroom detached chalet style property with versatile accommodation, having two bedrooms and a bathroom on each floor plus a ground floor cloakroom/utility room. (originally a shower room which could be converted back if so desired) The spacious living accommodation includes a double reception room with dining room and lounge areas with double glazed doors leading to the garden, and an extended refitted kitchen/conservatory which once again opens out to the rear garden. The kitchen is fitted in an excellent range of units with a full set of quality integrated appliances including a double oven, dishwasher, fridge/freezer and electric hob. The work surfaces are in quartz technistone which extend to a central island unit providing excellent further storage beneath. There is an attractive central hallway from where the stairs lead to the first floor. The property is very well presented throughout. The driveway at the front provides double width parking and there is side access to the south-westerly rear garden, which has a generous flagstone style paved patio, lawned area and very well stocked, established flower and shrub beds. In addition there is a large workshop/store with power and lighting, and additional hand built timber Studio/Office with power and light. Behind these structures is a utilitarian area where there is a potting shed and additional storage sheds. The garden is extremely private with a sunny aspect. The property benefits further from double glazing and gas central heating via radiators. The property benefits further from double glazing and gas central heating via radiators. NB we understand from the owners that the conservatory replacement was constructed in 2016 but building regulations were not applied for at that time on the advice of the conservatory company; the owners have said they will pay for an indemnity policy if required.

- Immaculate 4 bedroom 2 bathroom detached chalet style property.
- Spacious living accommodation opening to the rear garden.
- Refitted kitchen with quartz technistone work surfaces & integrated appliances, opening into a conservatory/dining area.
- Gas central heating via radiators and double glazing.
- Double width driveway.
- Large workshop/ storage shed with power and light. Additional timber Studio/Office.
- South Westerly private rear garden.
- Bedrooms and bathroom on both floors.
- Additional cloakroom/utility room.
- Immaculate presentation throughout.
- Sought after location.

Brampton Rd is an established residential road of predominantly detached houses and bungalows in the popular area of Oakdale. Well served by local amenities including a Tesco express about half a mile away, St Mary's Primary School and St Edwards Secondary School, both approximately a mile away. Poole Town Centre is just over a mile away with its excellent range of shops and facilities as well as the mainline railway station and bus station. Poole hospital is one mile away and just a few hundred yards further on is Poole Park with its excellent array of leisure facilities including the boating lake. COUNCIL TAX BAND: D EPC RATE: D

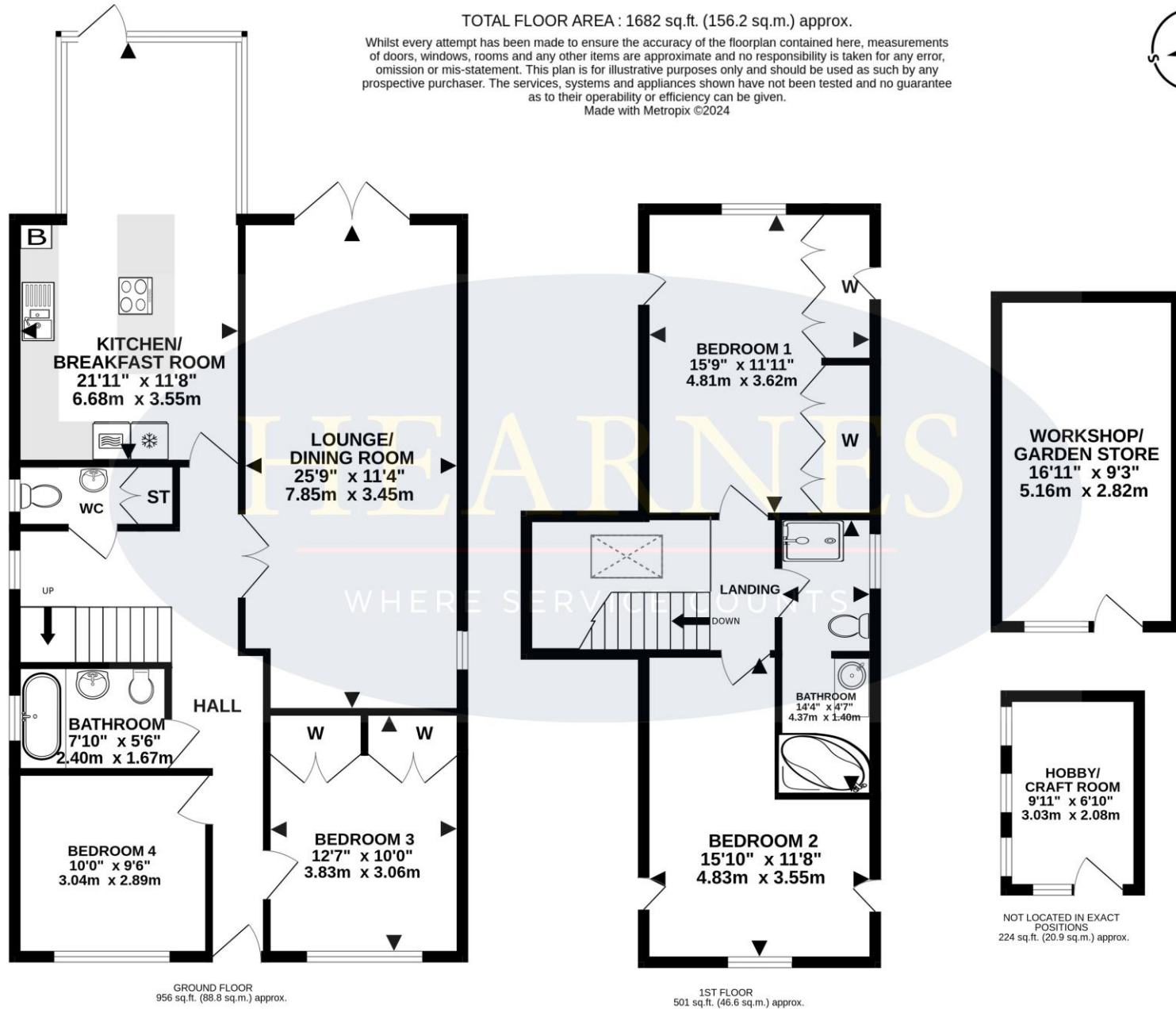
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL FLOOR AREA : 1682 sq.ft. (156.2 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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GROUND FLOOR
956 sq.ft. (88.8 sq.m.) approx.

1ST FLOOR
501 sq.ft. (46.6 sq.m.) approx.

NOT LOCATED IN EXACT
POSITIONS
224 sq.ft. (20.9 sq.m.) approx.





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