

6a Hiley Road

Oakdale, Poole, BH15 3BQ

HARDWICK
ESTATE AGENTS

A beautifully presented, modern detached house with a stunning open plan kitchen/dining room, separate sitting room, 4 bedrooms and 2 bath/shower rooms.

- Reception hall
- Sitting room
- Open plan kitchen/dining/family room
- Utility room
- Ground floor wc
- 4 bedrooms
- En suite and family bathroom
- 75ft rear garden
- Driveway parking
- Built in 2021 – remaining 10 year warranty

ASKING PRICE:

£560,000 (Freehold)

EPC RATING:

Band - B



















Description

A beautifully presented modern detached family home, constructed in 2021 and situated within a quiet residential setting, benefiting from the remainder of the builder's warranty together with a high level of energy efficiency and solar panels.

This impressive home offers bright and spacious accommodation throughout, finished to a high standard and ideally suited to modern family living. A covered entrance canopy leads to the front door and welcoming reception hall, where stairs rise to the first-floor accommodation and there is a cloakroom fitted with a WC and washbasin.

A particular feature of the property is the superb open-plan kitchen/dining/family room positioned across the rear of the house. This excellent entertaining and living space enjoys large windows and double doors overlooking and leading onto the rear garden, allowing for an abundance of natural light. The kitchen is fitted with a comprehensive range of contemporary base and eye-level units complemented by quartz working surfaces and a central island. Integrated appliances include an electric oven, combination microwave oven, induction hob, dishwasher and fridge freezer.

A separate utility room provides additional storage, houses the gas-fired boiler and offers space and plumbing for both a washing machine and tumble dryer. To the front of the property, the separate sitting room enjoys a bay window overlooking the front aspect.

On the first floor, the landing includes a fitted airing cupboard housing the hot water cylinder together with access to the loft space via a drop-down hatch and ladder. There are four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room fitted with a large shower enclosure. The remaining bedrooms are served by a modern family bathroom comprising a white three-piece suite including a bath with shower over, WC and washbasin.







Gardens & Grounds

Externally, the property continues to impress. To the front is driveway parking with attractive shingle borders, whilst a side path and gate provide access to the rear garden. The rear garden is a further standout feature, enjoying a generous patio terrace extending across the width of the property, ideal for outdoor dining and entertaining. The remainder is laid to a good-sized lawn bordered by mature and well-stocked planted beds together with timber panel fencing providing a good degree of privacy and seclusion. There is also a substantial timber shed with power and lighting.

Local Area

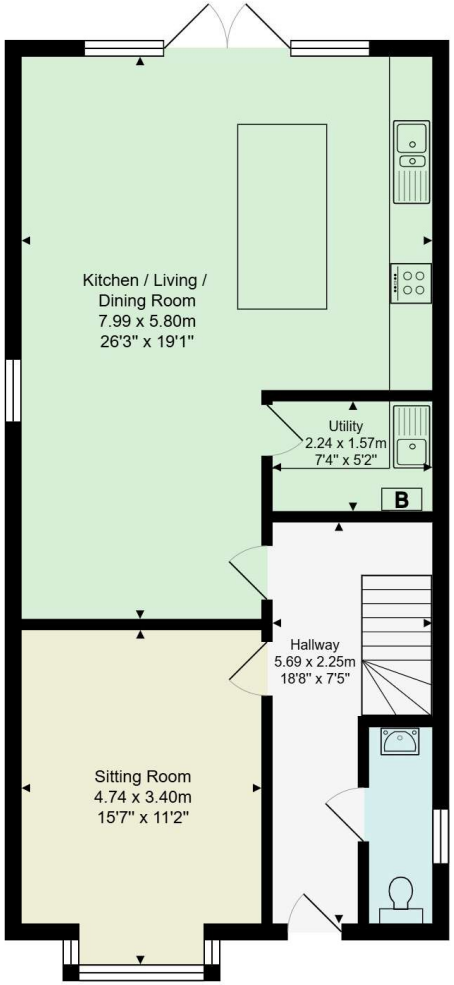
The property is situated in a quiet residential road, situated within the popular Oakdale area of Poole, a convenient and well-established residential location offering an excellent range of local amenities together with easy access to Poole town centre, the harbour and surrounding coastal areas.

The property also benefits from being within walking distance of a number of well-regarded local schools, making it an ideal location for families.

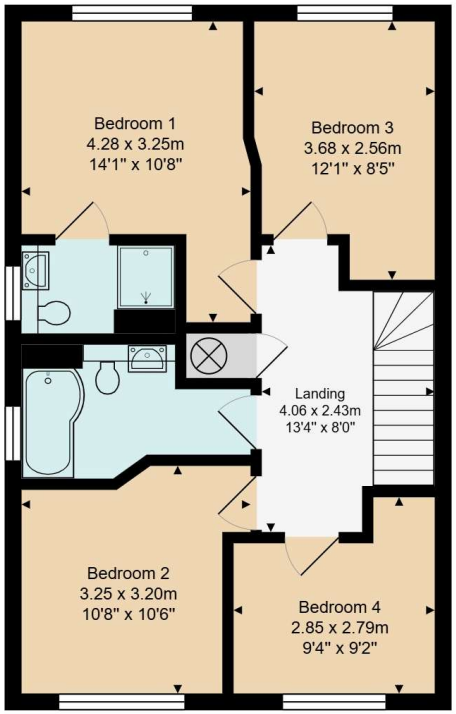
Additional Information

- Gas fired central heating
- Solar water heating
- UPVC double glazed
- Council tax band: E

Note: As per the estate agents act, an interest is declared, the owner is known to Hardwick Estate Agents.



Ground Floor
Area: approx 72.7 m² ... 783 ft²



First Floor
Area: approx 55.9 m² ... 602 ft²



Total Area: approx 128.7 m² ... 1385 ft²

All measurements are approximate and for display purposes only.

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.

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

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