



285 Blandford Road, Hamworthy, Poole, BH15 4HW

Asking Price **£425,000**

- Three/Four Bedrooms
- 'L' Shaped Kitchen/Day Room
- Immaculately Presented
- Well Established Private Garden
- Double Glazing & GCH
- Extended Detached Family Home
- Downstairs Utility / Shower Room
- Driveway Parking
- Modern Shower Room
- Viewings Highly Recommended

285 Blandford Road, Poole BH15 4HW

We are delighted to offer for sale this extremely well presented detached family home set in a very sought after residential area, close to Hamworthy Park, Poole Quay and many other local amenities.



Council Tax Band: C



BLANDFORD ROAD

We are delighted to offer for sale this extremely well presented detached family home set in a very sought after residential area, close to Hamworthy Park, Poole Quay and many other local amenities.

The property is accessed via an entrance porch which leads to a good sized hallway. There is a further lobby area giving access to the downstairs shower room and utility area.

The focal point of this extended family home is the spectacular 'L' shaped kitchen/day room boasting a sunny aspect with skylights and two patio doors overlooking the well establish and private rear garden. The kitchen is fully integrated with 'Neff' appliances and breakfast bar. There are glazed double doors opening onto the front aspect living room (which could easily be utilised as a fourth/guest bedroom) with bay window and feature fireplace.

Stairs from the hallway lead to the first floor which offers two good sized double bedrooms, a further single bedroom and modern shower room.

The front of the property is laid to tarmac providing off road parking for several vehicles. A gateway to the side leads to undercover storage and useful drying area.

At the rear, there are two storage sheds with electricity, decking area with outdoor power points, leading to the paved patio, ideal for al fresco dining. Beyond this is the sizeable south west facing and private garden, laid to lawn with mature flowering shrubs and an attractive summerhouse.

The property needs to be viewed to appreciate all the extra detail and care that the current owners have put in to create this spacious home. Please call our Upton office to arrange a viewing or for further information.

LOUNGE

14'5" x 11'0" (4.39 x 3.35)

KITCHEN AREA

12'4" x 11'0" (3.76 x 3.35)

DINING AREA

17'3" x 12'0" (5.26 x 3.66)

UTILITY / SHOWER ROOM

9'0" x 5'8" (2.74 x 1.73)

LOBBY

5'8" x 3'3" (1.73 x 0.99)

BEDROOM ONE

14'7" x 11'0" (4.44 x 3.35)

BEDROOM TWO

12'5" x 11'0" (3.78 x 3.35)

BEDROOM THREE

8'11" x 5'8" (2.72 x 1.73)

SHOWER ROOM

6'6" x 5'8" (1.98 x 1.73)



Directions

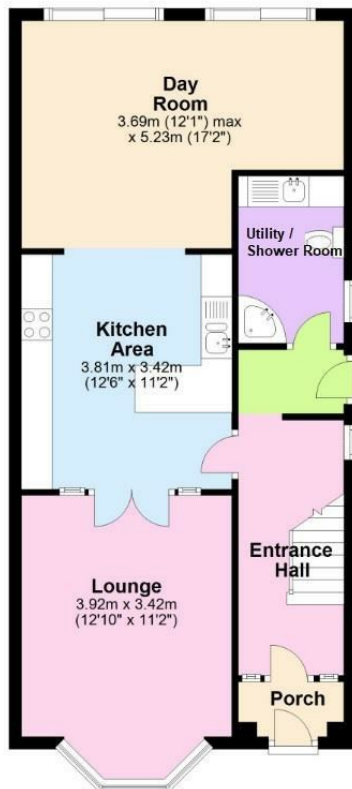
Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

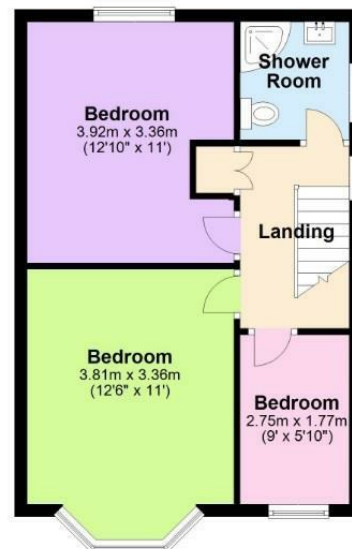
EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor



First Floor



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.