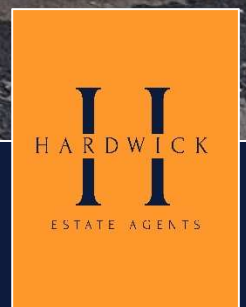




42 Old Farm Road
Oakdale, Poole, BH15 3LW



A spacious and well presented 4/5 bedroom detached home with an impressive open plan kitchen/dining/living area, 3 bathrooms and a garden home office.

- Reception hall
- Open plan kitchen/dining/living room
- Utility room
- Sitting room/5th bedroom
- Main bedroom with en-suite
- Family bathroom and additional shower room
- Newly landscaped garden
- Parking for several vehicles
- Detached garage
- Detached garden home office/studio

ASKING PRICE:

£500,000 (Freehold)

EPC RATING:

Band - D







Property Description

Set within a desirable residential location, this impressive property offers spacious, well presented, and highly adaptable accommodation — perfect for modern family living. The current owners have tastefully reconfigured and updated the home to create a contemporary and sociable layout with a large open plan kitchen/living area, and high quality finishes.

At the heart of the property is a large open plan kitchen/dining/living room, a bright and welcoming space that overlooks the rear garden. The newly fitted kitchen features an excellent range of stylish units and integrated appliances, including an induction hob with canopy over, double Neff ovens with ‘hide and slide’ door, dishwasher, Quooker hot/filter tap, and a wine chiller. There is also space for a double fridge/freezer, and a separate utility room provides space for a washing machine and tumble dryer.

A separate sitting room offers versatility — ideal as a formal lounge, playroom, or even a fifth bedroom.

The principal bedroom includes a modern en-suite shower room, while bedroom 4 is served by a stylish family bathroom.

Upstairs, there are two generous double bedrooms, both fitted with air conditioning, and a contemporary shower room completing the accommodation.

Outside, the property features a shingle driveway providing ample parking for numerous vehicles. The detached garage has been cleverly converted — the front section offers useful storage, while the rear has been transformed into a home gym.

In addition, there is a detached home office/studio equipped with power and lighting, ideal for remote working or creative pursuits.

The rear garden has been attractively landscaped with a large modern paved patio perfect for entertaining, and a neat lawn providing a peaceful outdoor retreat.

Additional Information

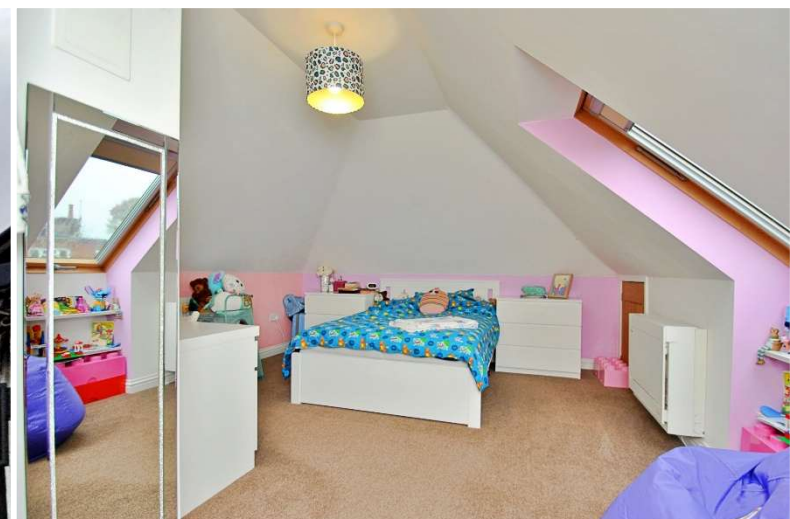
Council tax band: D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	78 C
39-54	E		
21-38	F		
1-20	G		

Total area approx including outbuildings: 157.9 m² ... 1700 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 full for efficient 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 fittings, 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