WILSON THOMAS
ESTATE AGENTS







13 Harbour Hill Road, Poole BH15 3PY

Nicely positioned in one of Oakdale's premier roads lies this charming, character three double bedroom detached family home. Whilst the property would benefit from updating, there is well-proportioned living accommodation and the ideal opportunity to create and place your own touch on your new home.

EPC: 60 **Council Tax Band:** D **Price:** £450,000 Freehold

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Key Features

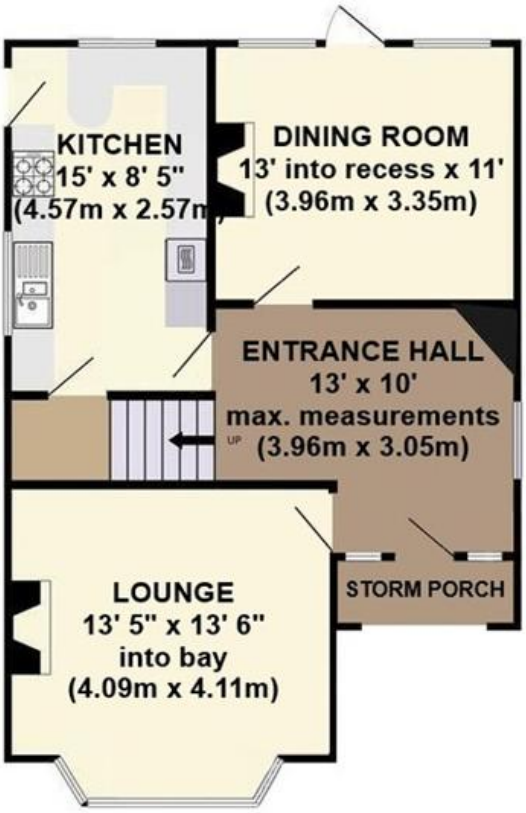
- CHARMING CHARACTER DETACHED FAMILY HOME
- IMPRESSIVE ENTRANCE HALLWAY
- FRONT LOUNGE WITH BAY WINDOW
- SEPARATE DINING ROOM
- GOOD SIZE DUAL ASPECT KITCHEN
- THREE BEDROOMS
- SHOWER ROOM & SEPARATE CLOAKROOM
- UNUSUAL FANTASTIC SIZE FRONT DRIVEWAY
- WESTERLY FACING REAR GARDEN
- NO FORWARD CHAIN

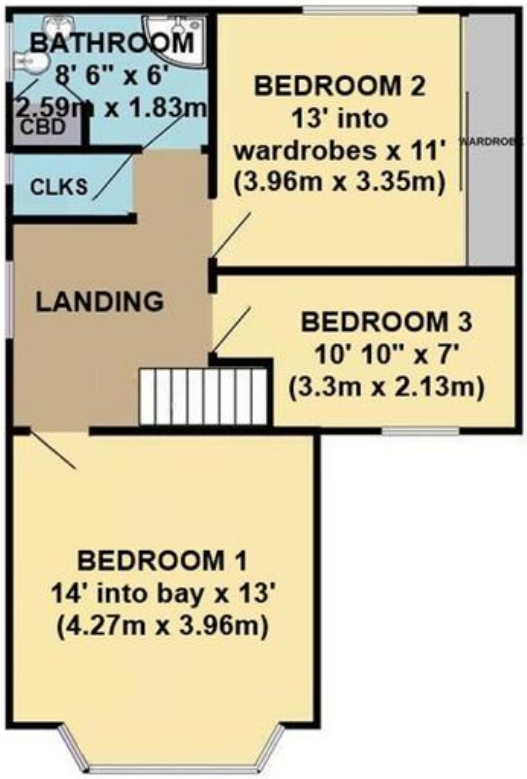
The Property

A large covered porch leads up to a wooden multi-pane glazed door and through into the generous size welcoming entrance hallway with wooden floor, which is a particular feature and sets the tone for the rest of the property. A door then leads through to the front cosy lounge with feature bay window, decorative fireplace and exposed wooden floorboards. Located to the rear, overlooking the sunny westerly facing garden, is the separate dining room. Also off the hallway is a good size dual aspect kitchen with ample cream fronted wall and base units to include soft closing drawers, contrasting black square edge quartz effect work surfaces doubling up as a breakfast bar peninsular at one end overlooking the garden, integrated appliances and under stairs storage cupboard.

Stairs give access to the landing with a side window, exposed wooden flooring and wooden doors lead off to the bedrooms with the master located at the front with feature bay window, ample space for fitted or free standing furniture. There are two further double bedrooms with bedroom two located to the rear overlooking the garden with fitted bedroom furniture. A shower room with oversize walk in shower cubicle and separate cloakroom complete the accommodation.

The impressive front driveway offers ample space for multiple vehicles, caravan/motor home or boat storage and to the side there is a detached garage. Additional storage space down the side of the garage and access to the sunny, westerly facing rear garden which we feel offers a degree of privacy and seclusion. There is a raised patio area, with the remainder laid to lawn and a summer house all enclosed with a combination of brick walling and close boarded fencing.

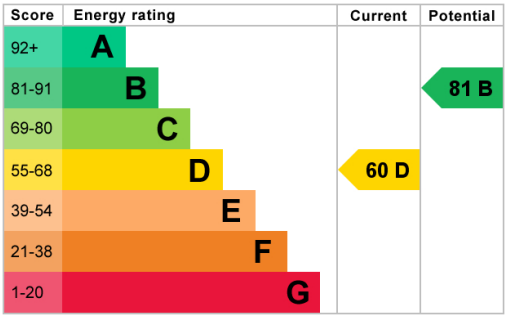












All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

Broadstone Office
219 Lower Blandford Road, Broadstone, Dorset BH18 8DN
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

Poole Office
Towngate House, 2-8 Parkstone Road, Poole, BH15 2PW
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

www.wilsonthomas.co.uk

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