



## Haymoor Road, Poole BH15 3NS

A fabulous extended and immaculate four-bedroom semi-detached family home nicely positioned within a popular residential road in Oakdale. There is generous accommodation on offer to include a 24ft Approx. lounge and a separate annex. Outside there is a sunny south facing garden providing wonderful far-reaching views.

**EPC: 77 Council Tax Band: C Price: £405,000 Freehold**







## Key Features

- IMPECCABLY PRESENTED EXTENDED SEMI-DETACHED FAMILY HOME
- ENTRANCE HALLWAY WITH OAK FLOORING
- 24ft APPROX LOUNGE
- CONSERVATORY LEADING TO THE DECKING & REAR GARDEN
- KITCHEN OVERLOOKING THE GARDEN
- THREE BEDROOMS
- BATHROOM
- ANNEX WITH SITTING ROOM, BEDROOM & SHOWER ROOM
- SOUTH FACING GARDEN WITH FAR REACHING VIEWS
- DRIVEWAY PROVIDING OFF ROAD PARKING

## The Property

A composite door leads into the spacious welcoming entrance hallway with solid wood oak flooring. Doors from here lead off to the separate annex, kitchen and lounge. The cosy lounge with a feature inset log burner offers a warm feel and French doors lead to the conservatory with a panelled ceiling, wood effect laminate flooring and there are pleasant views overlooking the garden with a door leading out onto the decking. The stylish kitchen continues with the oak flooring and also overlooks the garden with a door leading to the annex sitting room.

The annex was constructed in 2017 and comprises a cosy sitting area with French doors leading out to the decking, bedroom area with fitted wardrobe and shower room. This

is ideal for a relative who wishes to have their own living space.

On the first floor there are three bedrooms with bedroom two having fitted wardrobes and fantastic distant views with the stylish family bathroom then completing the accommodation.

Outside there are solar panels and the southerly aspect rear garden is perfect for socialising and entertaining with an initial raised decking area suitable for dining/garden furniture. The garden also affords superb distant views with an area laid to lawn. To the rear there is a large storage shed with power that has the potential for a home office.



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. 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  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	82
(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	
<small>WWW.EPC4U.COM</small>			

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.

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