

**55 Darbys Lane, Oakdale, Poole,  
Dorset, BH15 3ES**

**£555,000  
Freehold**



**A rare opportunity to acquire this substantial detached family home with a wonderful westerly facing rear garden in excess of 200ft. The property is set within a very popular residential road in the heart of Oakdale with local schools, amenities, excellent bus services and play parks close to hand. There is a seamless flow to the ground floor accommodation which comprises of an entrance hallway, ground floor cloakroom, 26ft approx. lounge/dining room, 19ft approx. kitchen breakfast room with doors leading out to the rear garden and a separate utility room. On the first floor there are four double bedrooms with en-suite bathroom to the master and an additional four piece family bathroom. There is UPVC double glazing, gas fired central heating and a driveway provides off road parking leading up to a detached garage.**

**UPVC UPVC PART DOUBLE GLAZED DOOR** With lead feature leads through to the:

**ENTRANCE PORCH** Tiled floor, opaque double glazed windows and this then leads up to a further UPVC part double glazed opaque door with two side panels and into the:

**ENTRANCE HALLWAY** Smooth set ceiling, light point, dado rail, radiator, stairs give access to the first floor accommodation, understairs storage, doors then lead off to:

**GROUND FLOOR CLOAKROOM** Comprising of a white two piece suite with low flush push button WC, wall mounted corner wash hand basin with pillar taps, part tiled walls, smooth set ceiling, light point, tiled floor, UPVC double glazed opaque window to the side aspect.

**THROUGH LOUNGE/DINING ROOM** 26' 6" into bay x 11' (8.08m x 3.35m) Coved and smooth set ceiling, light point, UPVC double glazed bay window to the front aspect, double panelled radiator below, focal point stone built fireplace with tiled hearth and mantel above, TV and telephone points and archway though to the:

**DINING AREA** With a continuation of the smooth set and coved ceiling, light point, radiator, space for table and chairs return doorway from here to the hallway and the room continues through to the:

**KITCHEN/BREAKFAST ROOM** 18' 10" x 12' 1" (5.74m x 3.68m) Comprising an extensive range of wooden fronted wall and base units to include matching drawers, open display shelving and glass fronted display cabinets, roll edge worksurfaces incorporating Carron scratch resistant one and a half bowl drainer sink with mixer tap, space for gas cooker with concealed extractor canopy above, free standing upright fridge/freezer, breakfast bar peninsular with space for three bar stools, two radiators, two wall lights, coved and textured ceiling, two light points, UPVC double glazed window overlooking the rear garden, UPVC double glazed French style doors leading out onto the patio and rear garden, tile effect floor, space for table and chairs, doorway leads through to:

**UTILITY ROOM** 9' x 7' (2.74m x 2.13m) Matching worksurface to the kitchen, white gloss fronted wall and base units, space for washing machine and tumble dryer, wall mounted boiler, additional space for upright fridge/freezer/chest freezer, coved and smooth set ceiling, light point, UPVC double glazed window to the side aspect, wood effect laminate flooring, doorway leads back to the entrance hallway.

**FROM THE ENTRANCE HALLWAY, STAIRS GIVE ACCESS TO:**

**FIRST FLOOR LANDING** Coved and smooth set ceiling, light point, UPVC double glazed window to the side aspect, doorway leads through to the inner landing with door from here leading to the:

**BEDROOM 1** 14' 3" into bay x 11' 7" (4.34m x 3.53m) Coved and smooth set ceiling, light point, UPVC double glazed bay window to front aspect, radiator, ample space for fitted or free standing bedroom furniture, door then leads to:



**EN-SUITE BATHROOM** 6' 6" x 6' (1.98m x 1.83m)

Comprising of a white three piece suite to include panel enclosed bath with pillar taps, low flush WC, pedestal wash hand basin with pillar taps, part tiled walls, radiator, UPVC double glazed opaque window to the front aspect, extractor fan, coved and smooth set ceiling, light point, tile effect floor.



**INNER HALLWAY** Coved and smooth set ceiling, dado rail, light point, doors then lead off to:

**BEDROOM 2** 12' x 9' 1" (3.66m x 2.77m) Coved and smooth set ceiling, light point, UPVC double glazed window overlooking the rear garden, radiator, space for fitted or free standing bedroom furniture.

**BEDROOM 3** 12' x 9' 1" (3.66m x 2.77m) Coved and smooth set ceiling, light point, loft access hatch providing access to he boarded roof storage space with fitted ladder, power and light and a Velux style double glazed window to the rear, UPVC double glazed window to the rear aspect overlooking the garden, radiator, ample space for fitted or free standing bedroom furniture.



**BEDROOM 4** 12' 5" x 7' 7" (3.78m x 2.31m) Coved and smooth set ceiling, light point, UPVC double glazed window to side aspect, radiator, airing cupboard housing the hot water tank with slatted shelving for linen storage, wall mounted central heating and hot water control panel.

**BATHROOM** 9' x 7' (2.74m x 2.13m) Comprising of a four piece suite to include panel enclosed bath with Victorian style mixer tap and shower attachment, built in shower cubicle with Mira Sport electric shower, low flush WC, pedestal wash hand basin with pillar taps, chrome ladder style towel rail, tiled walls, smooth set ceiling, light point, extractor fan, UPVC double glazed opaque window to the side aspect, tile effect floor.



**OUTSIDE - FRONT** A part crazy paved driveway provides off road parking wit an additional parking area to the side. The driveway continues down the side of the property and up to the **DETACHED GARAGE** which has an up and over door, power and light, from here there is access to the rear garden.

**OUTSIDE - REAR** A fantastic sunny aspect westerly facing rear garden in-excess of 200ft which we feel is a real feature of the property. Immediately abutting the house is a patio area suitable for outside dining/garden furniture and there is a pathway with stone chippings and a raised decking area with mature plants, trees and shrubbery to the side boundary. There is a section laid to lawn and a hardstanding area behind the garage. The garden continues up to a timber constructed summerhouse, a further lawned area to the rear with a hardstanding area behind the summerhouse with mature trees to the far end of the garden.

**COUNCIL TAX BAND 'E'** This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

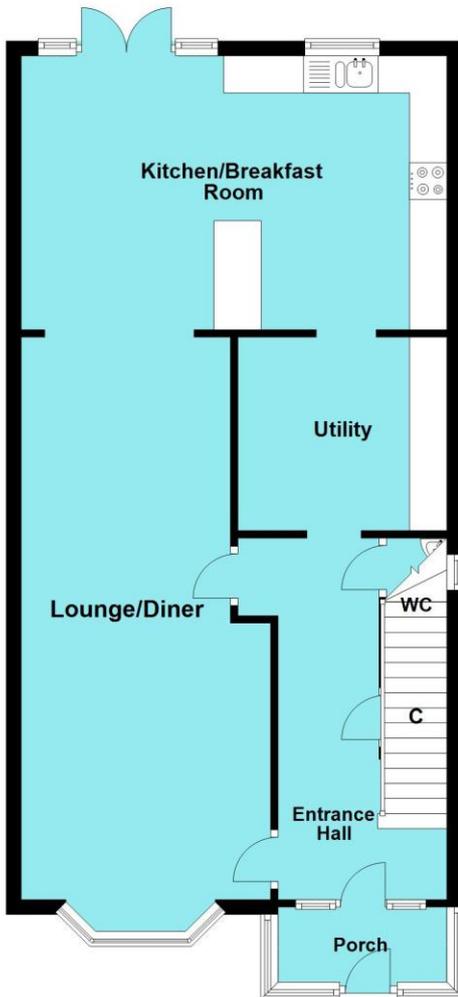
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### Ground Floor

Approx. 72.0 sq. metres (774.8 sq. feet)



### First Floor

Approx. 64.8 sq. metres (697.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
	70	80
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

Total area: approx. 136.8 sq. metres (1472.8 sq. feet)

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.

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