

Semi Detached • 4 Bedrooms • En-Suite • Down Stairs Cloakroom •  
Integrated Kitchen Appliances • Utility Room • 10 Minutes walk to Seafront • Solar Panels •  
5 Years Builders Warranty remaining •

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**2 Samson Road, Poole**  
£475,000 Freehold

OpenDaws  
HOMES





This exquisite 4-bedroom semi-detached house, just steps from the seafront, epitomises luxury and practicality. The ground floor welcomes you with an inviting hallway leading to a spacious living area and a convenient cloakroom. The integrated kitchen is equipped with top-of-the-line appliances, complemented by a separate utility room for laundry needs. Upstairs, four generously sized bedrooms, including a master with an en-suite, provide elegance and ample storage.

Impeccably designed with attention to detail, the home includes solar panels and a 5-year builder's warranty for lasting peace of mind. The outdoor space features a charming patio surrounded by flourishing shrubs and vibrant plantings, creating a perfect setting for al fresco dining. The meticulously landscaped garden with a lovely lawn and a practical wooden shed seamlessly combines style with functionality. A convenient access gate leads to the front driveway, offering parking for two cars.

As estate agents, we take pleasure in presenting this exceptional property with an unrivaled location, exquisite design, and meticulous attention to detail. Don't miss the chance to make this dream home yours—contact OpenDaws Homes today for a viewing or scan the QR code for an appointment at your convenience.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: A





## Entrance Hallway

The entrance hallway extends a warm welcome, offering a bright and spacious ambiance that exudes an airy atmosphere. Under-stair storage adds practicality to the area, while a downstairs cloakroom offers convenience. The carpeted stairs feature modern glass & wooden banisters, adding a touch of contemporary elegance to the design. This thoughtfully designed entry sets a positive tone, creating an inviting and open feel as you step into this stunning home.

## Downstairs WC

A downstairs cloakroom features a convenient WC and a handwash basin, providing practicality for residents and guests. This thoughtfully designed space ensures functionality and comfort from the moment you enter the home.

## Lounge

15' 9" x 12' 2" (4.80m x 3.71m)

Expansive lounge, accessible either through the hallway or dining area, provide versatile and interconnected living spaces. This thoughtful layout offers flexibility, allowing for seamless transitions between entertaining guests in the dining area or enjoying a more intimate atmosphere in the lounge. The design prioritises both accessibility and a dynamic use of space for diverse activities.

## Kitchen/Diner

18' 10" x 13' 0" (5.74m x 3.96m)

The kitchen-dining area is generously spacious, equipped with integrated appliances. French doors open to the garden, creating a seamless connection between indoors and outdoors. The kitchen showcases a chic island with seating for three, complemented by a modern black sink, adding a touch of contemporary sophistication to this inviting and functional space.





## Utility

The utility room is designed with practicality in mind, offering ample space for both a washing machine and a tumble dryer. This dedicated area ensures efficient laundry management, keeping the main living spaces organised and clutter-free. The thoughtful design of the utility room enhances the overall functionality of the home.

## Office/playroom

6' 5" x 7' 5" (1.96m x 2.26m)

The current office space downstairs holds potential for versatile uses such as a playroom or hobby area. This flexible layout allows for easy adaptation to various activities, accommodating the changing needs of the household. Whether it's a productive workspace, a creative play area, or a spot for hobbies, the design caters to a range of functions.



## Master Bedroom

The master bedroom is a luxurious retreat, showcasing an en suite with a distinctive feature panel wall. This design element adds a touch of sophistication and visual interest to the space, creating a focal point within the private sanctuary. The master suite combines style and comfort, offering a serene and elegant environment for relaxation.

## Master En Suite

The master en suite is a haven of luxury, featuring a spacious shower, a handwash basin with storage for added convenience, and a WC. The space is adorned with luxurious tiles, creating a visually stunning and sophisticated atmosphere. This well-appointed en suite ensures both functionality and indulgence in the master bedroom.





## Bedroom 2

13' 9" x 10' 0" (4.19m x 3.05m)

Bedroom 2 is a spacious double room, offering ample space for comfort and relaxation. Its well-designed layout provides flexibility for various furniture arrangements, ensuring a welcoming and functional environment. This room is perfect for those seeking a generous and cozy retreat within the home.

## Bedroom 3

9' 11" x 10' 7" (3.02m x 3.23m)

Bedroom 3 is an additional double bedroom, currently serving as a home office. This versatile space provides ample room for various furniture setups, making it adaptable to different needs. Whether used as a peaceful bedroom or a functional home office, this room offers flexibility and comfort for a range of purposes.

## Bedroom 4

6' 0" x 9' 0" (1.83m x 2.74m)

Bedroom 4 exudes charm, offering a cute and cozy space suitable for a single room, nursery, or home office. Its versatile design allows for various functions, providing a welcoming atmosphere for work, rest or play. This thoughtfully designed room combines practicality with a touch of warmth, catering to different lifestyle needs.

## Family Bathroom

9' 0" x 8' 11" (2.74m x 2.72m)

The family bathroom is adorned with a modern white suite, featuring a spacious double-size walk-in shower with sleek, fully tiled finishing. A luxurious bath, W.C, and a stunningly shaped wash hand basin placed upon a free-floating wooden plinth complete the contemporary design. This bathroom blends functionality with aesthetic appeal for a stylish and inviting atmosphere.







## Garden

The lovely garden boasts a charming patio area, bordered by shrubs and lush plantings, creating a picturesque outdoor space. An ample lawned area provides a green retreat, complemented by a practical wooden shed for storage. A convenient access gate leads to the front driveway, enhancing the overall functionality and appeal of this delightful outdoor haven.

## Parking - Driveway

Conveniently, there is parking space available for two cars at the front of the house. This practical feature ensures ease and accessibility, providing residents with a hassle-free parking solution right at their doorstep.

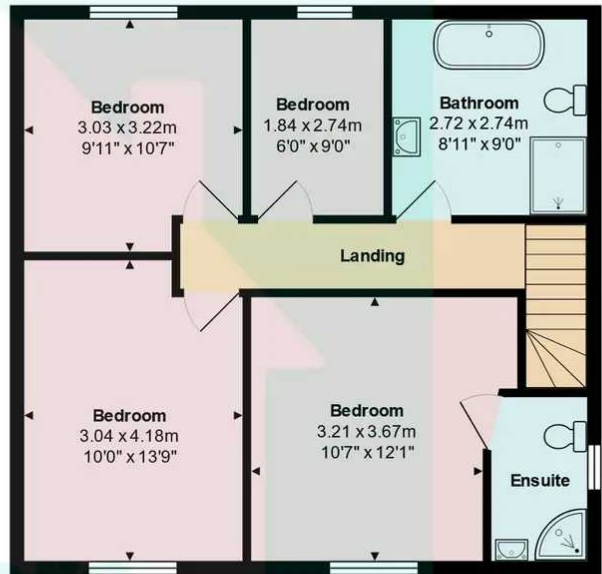








**Ground Floor**



**1st Floor**

Total Area: 117.0 m<sup>2</sup> ... 1259 ft<sup>2</sup>

All measurements are approximate and for display purposes only





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PROPERTY**

