

**Dorchester Road, Oakdale, Poole,
Dorset, BH15 3RA**

**£450,000
Freehold**



Situated within the ever popular location of Oakdale close to popular local schools, amenities, bus services and play park lies this 1930's detached character family home. The well-proportioned living accommodation comprises of an entrance hallway with ground floor cloakroom, Lounge with doors leading out to the garden, separate dining room, kitchen, three bedrooms and stylish fitted modern bathroom. There is UPVC double glazing, gas fired central heating, ample off road parking for numerous vehicles, motorhome or boat and a sunny southerly aspect rear garden with a converted detached home office.

STEPS LEAD UP TO Storm porch with brick arch and a tiled floor, this then leads up to UPVC part double glazed opaque door with matching side panels and into:

ENTRANCE HALLWAY Textured ceiling, light points, smoke detector, radiator, picture, rail, stairs with banister and balustrade give access to first floor landing, understairs storage cupboard, wood effect laminate flooring, doors then lead off to:

CLOAKROOM Comprising of a white two piece suite to include low flush push button WC, corner wall mounted wash hand basin with pillar taps, tiled walls, textured ceiling, light point, UPVC double glazed opaque window, herring bone style tiled effect floor.

DINING ROOM 15' 8" x 11' 5" into recess (4.78m x 3.48m) Naturally coved and textured ceiling, picture rail, UPVC double glazed window to front aspect, focal point decorative fireplace with brick effect tiled hearth, inlay and mantel surround, TV point, laminate flooring, radiator.

LOUNGE 15' max. into door recess x 11' 5" into recess (4.57m x 3.48m) Textured ceiling, light point, picture rail, decorative fireplace with stone hearth, inlay and mantel, UPVC double glazed French style doors giving access out onto the decking and rear garden, Virgin cable and telephone points, radiator.

KITCHEN 15' 2" x 7' (4.62m x 2.13m) Comprising a range of cream coloured gloss fronted wall and base units to include matching drawers, square edge worksurfaces incorporating stainless steel one and a half bowl drainer sink with mixer tap, part tiled walls, electric hob with stainless steel chimney style extractor hood above, fan assisted oven and grill to the side, space for free standing appliances to include dishwasher, washing machine, tumble dryer and upright fridge/freezer, breakfast bar to one end with matching surface, space for two stools overlooking the rear garden via a UPVC double glazed window, further UPVC double glazed window to the side and UPVC part double glazed opaque door gives access to the front and rear, smooth set ceiling, two light points, wood effect laminate flooring.

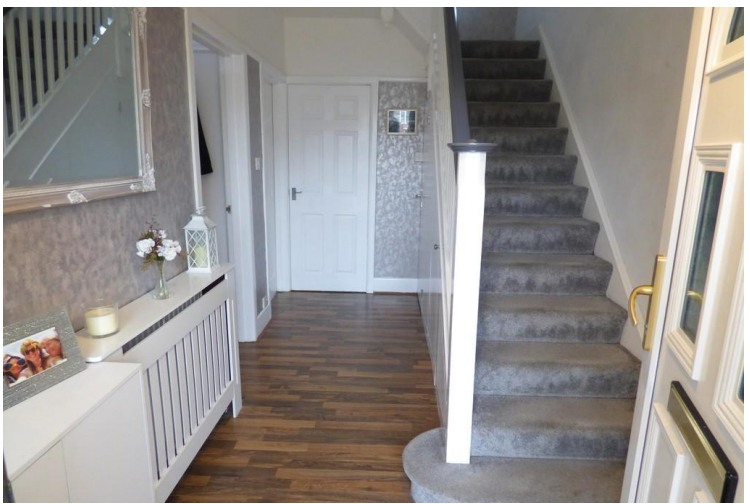
FROM THE ENTRANCE HALLWAY, STAIRS WITH BANISTER AND BALUSTRADING Give access to:

FIRST FLOOR LANDING Textured ceiling, light point, UPVC double glazed opaque window to side aspect, panelled doors then lead off to:

BEDROOM 1 16' 6" x 11' 6" into recess (5.03m x 3.51m) Naturally coved and textured ceiling, UPVC double glazed bay window to front aspect, radiator, ample space for fitted or free standing bedroom furniture.

BEDROOM 2 15' 7" x 10' 7" into recess (4.75m x 3.23m) Naturally coved and textured ceiling, light point, UPVC double glazed window to the rear aspect overlooking the garden, ample space for fitted or free standing bedroom furniture, radiator.

BEDROOM 3 9' 7" x 7' (2.92m x 2.13m) Coved and textured ceiling, light point, UPVC double glazed bay window to front aspect, radiator.



BATHROOM 7' 9" x 7' 5" (2.36m x 2.26m) A stylish modern fitted bathroom comprising of a matching white three piece suite to include panel enclosed bath with waterfall type mixer tap, mains operated shower with separate shower attachment, glass shower screen to the side, vanity unit with wash hand basin, pillar taps, white gloss fronted drawers and cupboards below, low flush WC with concealed cistern, tiled walls, chrome effect ladder style towel rail, cupboard housing the Glow Worm gas combination boiler with slatted shelving for storage, UPVC double glazed opaque windows to side and rear aspects, tiled walls, smooth set ceiling, downlighters, loft access hatch providing roof storage space, tiled effect lino flooring.



OUTSIDE - FRONT The front is partly enclosed with a combination of low level walling and close boarded fencing with a railway sleeper type rockery housing some mature plants and shrubbery. A large driveway provides off road parking for numerous vehicles, caravan/motorhome or boat. To the side a gate leads into:

OUTSIDE - REAR Initially abutting the property is a decking area suitable for outside dining/garden furniture and this is accessed from the lounge French Doors and located just outside is an external power point. This continues round the side by the kitchen door and up to the home office and down the side of the house there is space for storage and an external tap. There is a small patio section with the remainder of the garden being laid to lawn and it enjoys a sunny southerly aspect.



DETACHED OFFICE 14' 5" x 8' (4.39m x 2.44m) Formerly the garage which has been insulated and has power and light. French style UPVC double glazed doors and UPVC double glazed window to one side, two external wall lights. External power point.

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



Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. **Ref: 14995**

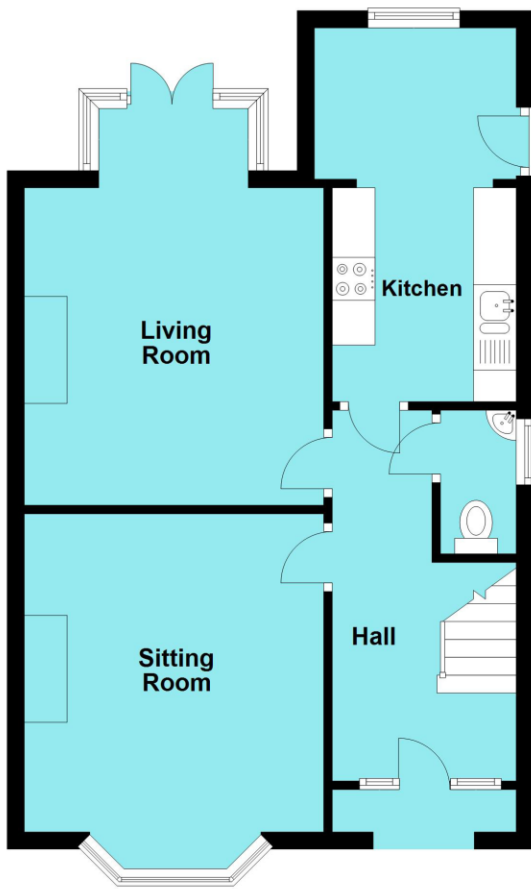


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



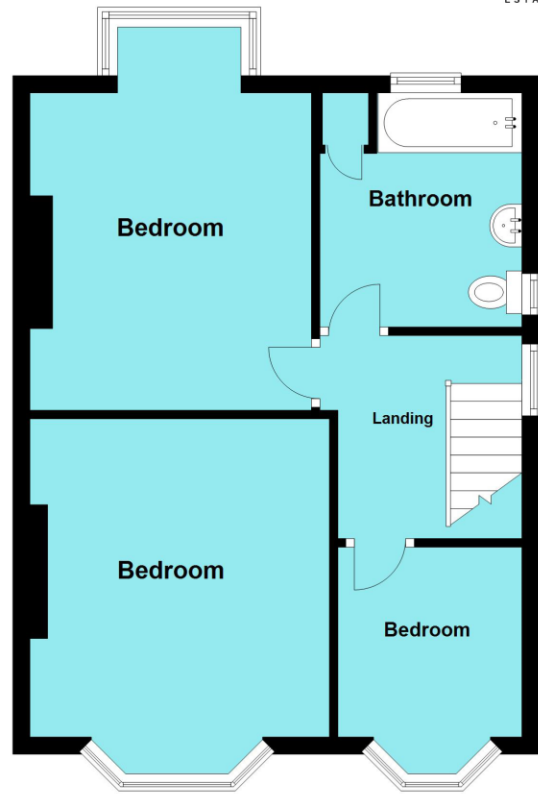
Ground Floor

Approx. 49.6 sq. metres (533.8 sq. feet)



First Floor

Approx. 44.2 sq. metres (476.1 sq. feet)



Total area: approx. 93.8 sq. metres (1009.9 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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