

**5 Rowland Avenue, Oakdale, Poole,  
Dorset, BH15 3DE**

**£449,950  
Freehold**

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**\* NO FORWARD CHAIN \* Nicely positioned within the very popular location of Oakdale lies this beautifully presented detached character family home. The accommodation comprises of a welcoming entrance hallway with Karndean flooring, ground floor shower room, open plan kitchen/dining also with Karndean flooring and patio doors leading out on to the rear garden, Three double bedrooms and modern fitted bathroom. There is UPVC double glazing, gas fired central heating, a driveway leads up to a detached garage and there is a pleasant mature generous size rear garden.**



**PORCH** With UPVC part double glazed door and double glazed windows leading up to a wooden multi paned obscure single glazed door with matching side panels and through to the:

**ENTRANCE HALLWAY** Coved and smooth set ceiling, light points, smoke detector, radiator, wall mounted thermostat control dial, alarm panel, stairs give access to first floor accommodation, understairs storage cupboard, Karndean flooring, doors lead off to:

**GROUND FLOOR SHOWER ROOM** Comprising of a white three piece suite to include built in corner shower cubicle with glass sliding doors, chrome trim, Mira electric shower, low flush push button WC, wall mounted wash hand basin with single pillar tap, chrome effect ladder style towel rail, UPVC double glazed opaque window to side aspect, extractor fan, smooth set ceiling, downlighters, wood Karndean flooring.

**LOUNGE** 15' x 11' 2" (4.57m x 3.4m) Smooth set and coved ceiling, smoke detector, light point, UPVC double glazed bay window to front aspect, radiator below, TV and telephone points, decorative fireplace with marble hearth, inlay and wooden mantel surround, multi paned French style doors then give access into the:

**OPEN PLAN KITCHEN AND DINING ROOM** 20' x 13' 8" max. (6.1m x 4.17m)

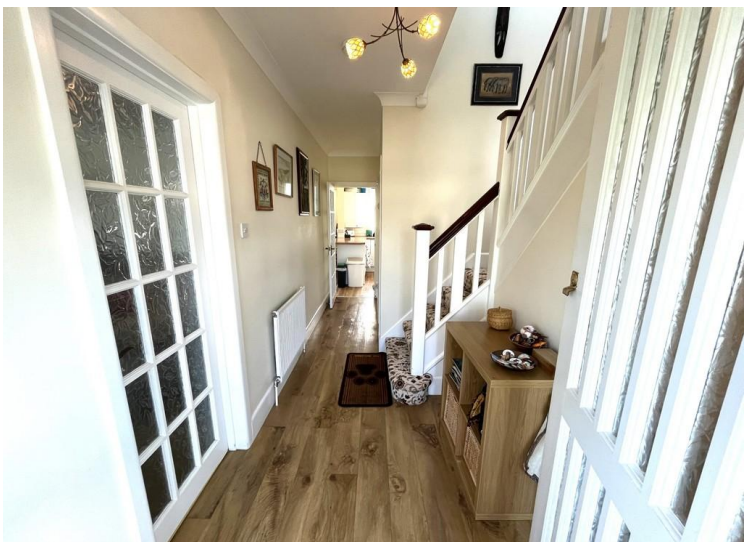
**KITCHEN** The kitchen area comprises a range of matching white fronted soft closing wall and base units to include drawers, square edge worksurfaces incorporating stainless steel drainer sink with mixer tap, four ring gas hob with fan assisted oven and grill below, stainless steel chimney style extractor hood above, complementary brick style tiled splashback area, space for free standing appliances to include washing machine, tumble dryer, upright fridge/freezer, UPVC double glazed opaque door leading out to the front and rear of the property plus UPVC double glazed window overlooking the rear garden, wall mounted Worcester boiler, Lifestyle central heating and hot water control panel, Karndean flooring.

**DINING AREA** Smooth set ceiling, light point, radiator, UPVC double glazed sliding patio door leading out onto the garden, breakfast bar peninsular with space for two stools, space for table and chairs, continuation of the Karndean flooring.

**FROM THE ENTRANCE HALLWAY, STAIRS GIVE ACCESS TO FIRST FLOOR** Initially from the staircase is a UPVC double glazed opaque window

**FIRST FLOOR LANDING** Coved and smooth set ceiling, light point, smoke detector, loft access hatch providing roof storage space, radiator, UPVC double glazed window to front aspect, doors then lead off to:

**BEDROOM 1** 15' x 11' 3" (4.57m x 3.43m) Coved and smooth set ceiling, light point, UPVC double glazed bay window to front aspect, radiator, along part of one wall are built in wardrobes with shelving and hanging space plus two drawers, additional space for free standing or fitted bedroom furniture, wood effect laminate flooring.





**BEDROOM 2** 14' x 11' 2" (4.27m x 3.4m) Coved and smooth set ceiling, light point, UPVC double glazed window overlooking the rear garden, radiator, along part of one wall is a built in wardrobe with shelving, hanging space and two drawers, additional space for free standing or fitted bedroom furniture, wood effect laminate flooring.



**BEDROOM 3** 10' x 8' 4" (3.05m x 2.54m) Naturally coved smooth set ceiling, light point, picture rail, UPVC double glazed window to the rear aspect overlooking the garden, airing cupboard housing the hot water tank and to the side a built in single wardrobe with shelving, hanging space and two drawers, wood effect laminate flooring.



**BATHROOM** 7' 4" x 5' 1" (2.24m x 1.55m) Comprising of a white three piece suite to include panel enclosed bath with mains operated shower, shower screen, pillar taps, low flush WC, pedestal wash hand basin with pillar taps and wall mounted mirror above, part tiled walls, chrome effect ladder style towel rail, smooth set ceiling, light point, UPVC double glazed opaque window to the side aspect, wood effect laminate flooring.

**OUTSIDE - FRONT** To the side there is an area laid to lawn with railway sleepers, a selection of mature plants, trees and shrubbery. A block paved driveway provides off road parking, this then leads to a wrought iron gate and continues down the side of the property up to a DETACHED GARAGE with pitched roof, up and over door, power and light and then into the:



**OUTSIDE - REAR** A generous size family rear garden and immediately abutting the property is a patio area suitable for outside dining/garden furniture, raised brick built rockery to the side. A pathway then leads to the remainder of the garden where there is a selection of mature plants, trees and shrubbery throughout and a small additional patio area to one side. From here the garden is mainly laid to lawn with external tap, personal side entrance door into the garage and the garden is enclosed by close boarded fencing.

**COUNCIL TAX BAND 'D'** This information has been supplied by Bournemouth Christchurch & 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: 15321**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

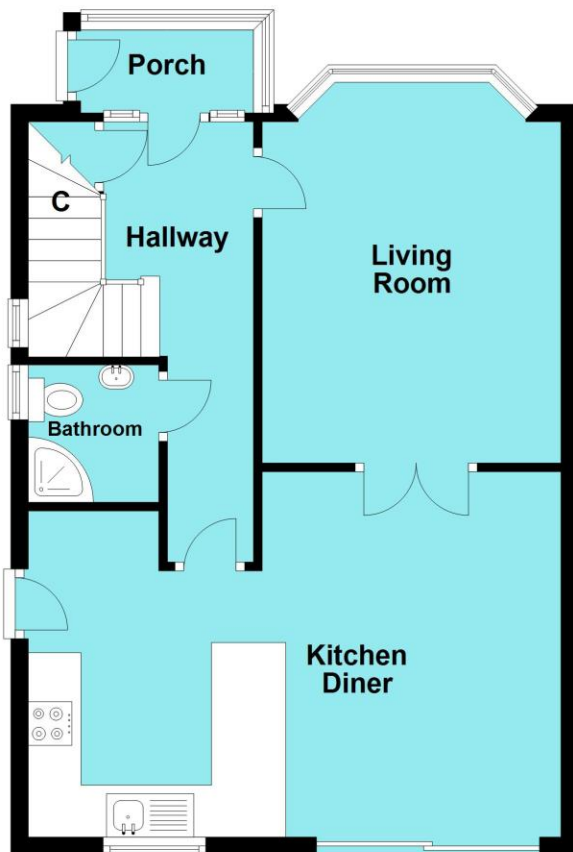
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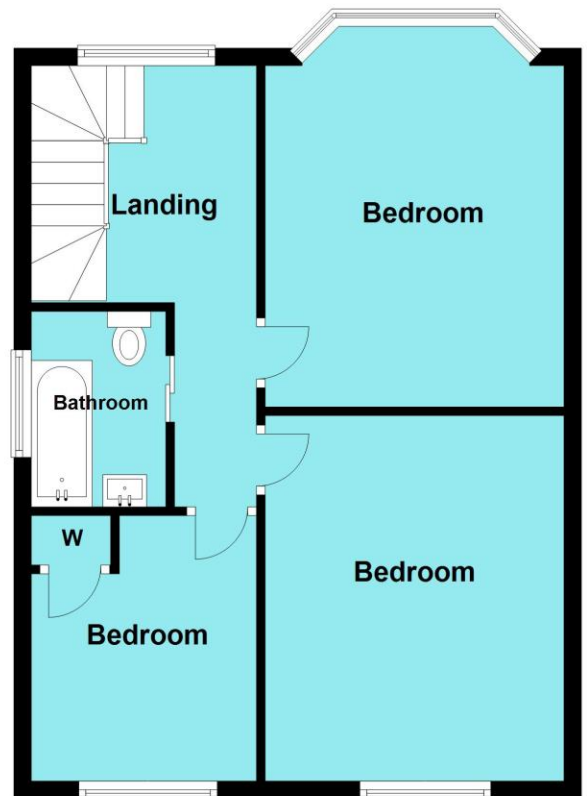
### Ground Floor

Approx. 52.6 sq. metres (566.6 sq. feet)



### First Floor

Approx. 50.6 sq. metres (544.2 sq. feet)



**Total area: approx. 103.2 sq. metres (1110.8 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.

Towngate House, 2-8 Parkstone Road, Poole BH15 2PW | T 01202 660900 | E [poole@wilsonthomas.co.uk](mailto:poole@wilsonthomas.co.uk)  
 5 Bournemouth Road, Lower Parkstone, Poole BH14 OEF | T 01202 717771 | E [lowerparkstone@wilsonthomas.co.uk](mailto:lowerparkstone@wilsonthomas.co.uk)  
 219 Lower Blandford Road, Broadstone, Poole BH18 8DN | T 01202 691122 | E [broadstone@wilsonthomas.co.uk](mailto:broadstone@wilsonthomas.co.uk)  
[www.wilsonthomas.co.uk](http://www.wilsonthomas.co.uk)