

**4 Bailey Crescent, Oakdale, Poole,
Dorset, BH15 3EY**

**£410,000
Freehold**



A superbly presented and extended four bedroom semi-detached home situated in this popular and convenient location. The current owners have sympathetically extended the house to now provide a ground floor fourth bedroom with a shower room and a kitchen/dining/living area enjoying an outlook over the rear garden, also located to the ground floor is a separate lounge. A driveway provides off road parking for a number of vehicles and the rear garden has been attractively arranged with lawn and two patio areas and enjoys a good degree of privacy. Other features of the house include gas fired heating with radiators and UPVC double glazing. Within close proximity to the house there are numerous facilities including shops, supermarkets and schooling for all age groups and also excellent road links to Poole, Bournemouth and Dorchester.

UPVC DOUBLE GLAZED FRONT DOOR Leads to:

ENTRANCE PORCH UPVC double glazed door with adjacent glazed side screen leads to:

RECEPTION HALL Coved smooth plastered ceiling, understairs storage cupboard, wall mounted heating controls, contemporary radiator

LOUNGE 13' 6" x 11' 11" (4.11m x 3.63m) Coved smooth plastered ceiling with window to front aspect, contemporary radiator, wood effect laminate flooring, TV aerial connection

KITCHEN/DINING/LIVING AREA 26' 8" x 10' 6" widening to 11' 3" (8.13m x 3.2m) Extending across the full width of the property and being attractively fitted in a range of gloss white units and comprising of a one and a half bowl ceramic sink unit with centre mixer tap with adjacent worksurfaces with a range of drawers and base storage cupboards below with space and plumbing available for an automatic washing machine, integrated dishwasher, range of eye level wall mounted units over, built in microwave and oven with cupboards above and below and to the side an integrated full height fridge and freezer, central island with four ring hob with saucepan drawers and base storage cupboards below, seating space for four to five people and pop up phone charging points, tall contemporary radiator, area suitable for a sofa and wall mounted TV, smooth plastered ceilings with inset downlighting, wood effect laminate flooring, light dimmer control switch, a central window and to either side UPVC double glazed French doors opening to the patio and rear garden. A door leads to:

INNER HALLWAY Smooth plastered ceiling with inset downlighting, storage cupboards, continuation of the wood effect laminate flooring

BEDROOM 4/STUDY 9' 2" x 7' 5" (2.79m x 2.26m) Smooth plastered ceiling with inset downlighting, window to front aspect, contemporary radiator

FROM THE INNER HALLWAY, A DOOR GIVES ACCESS TO:

SHOWER ROOM A modern white suite comprising of fully tiled shower cubicle with wall mounted shower controls and shower attachment, pedestal wash hand basin and WC, smooth plastered ceiling with inset downlighting and extractor fan, window, fully tiled walls, chrome heated towel rail, ceramic tiled flooring

STAIRCASE FROM THE RECEPTION HALL LEADS TO:

FIRST FLOOR GALLERY LANDING Smooth plastered ceiling, window to side aspect, storage cupboard concealing the Glow Worm combination boiler serving the heating and domestic hot water supply, a loft hatch gives access to roof space

BEDROOM 1 11' 2" x 11' (3.4m x 3.35m) Coved ceiling, radiator, window to front aspect, running across the full width of the room is a range of floor to ceiling mirror fronted wardrobe units with hanging and shelving

BEDROOM 2 11' x 8' 10" (3.35m x 2.69m) Coved ceiling, radiator, window overlooking the rear garden

BEDROOM 3 7' 11" x 7' (2.41m x 2.13m) Window to front aspect, coved ceiling, radiator



BATHROOM A contemporary white suite comprising of panel enclosed 'P' shaped shower bath with centre mixer tap, wall mounted hand held shower attachment and rain shower head over, glazed shower screen, wash hand basin with centre mixer tap with drawers below, WC, smooth plastered ceiling with inset downlighting, extractor fan, window, contemporary chrome heated towel rail, fully tiled walls, ceramic tiled floor



OUTSIDE - FRONT To the front of the property there is a block paved driveway providing side by side parking space for two vehicles. There is then an established shrub border and for reduced maintenance an area of stone chippings. The block paving continues to the left hand side of the property to a garden gate and then in turn to:

OUTSIDE - REAR Running across the full width of the house is a paved patio with power supply and water tap, this then leads to an area of lawn with stocked borders and then to a second area of paving to the rear of the garden which again runs the full width of the house. The garden is enclosed by timber panelled fencing and enjoys a good degree of privacy.

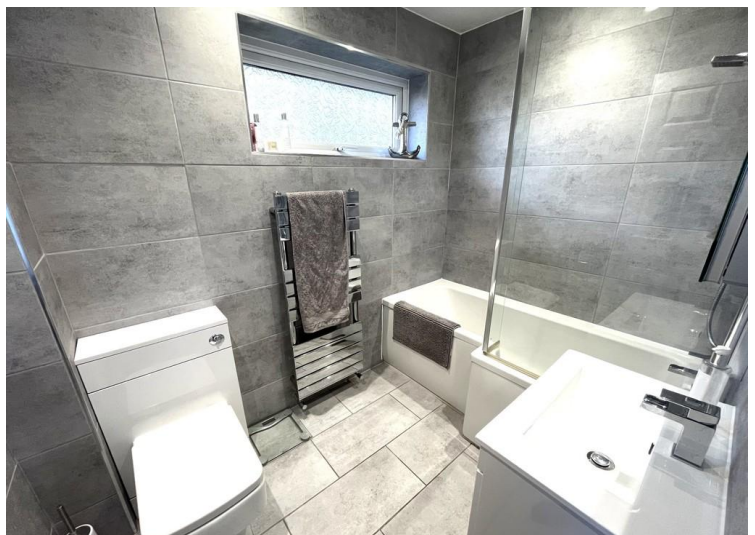
COUNCIL TAX BAND 'C' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

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: 15394**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	73	
(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	

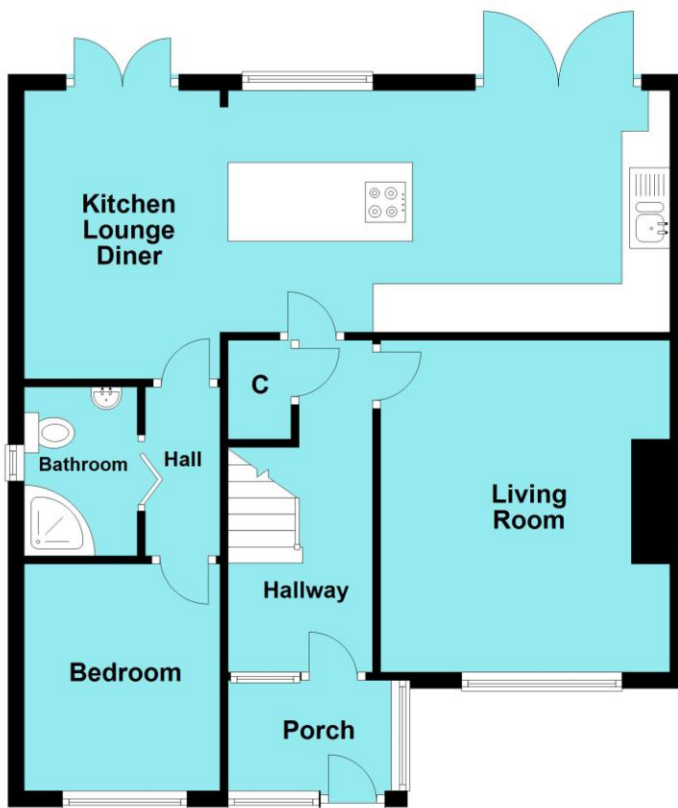
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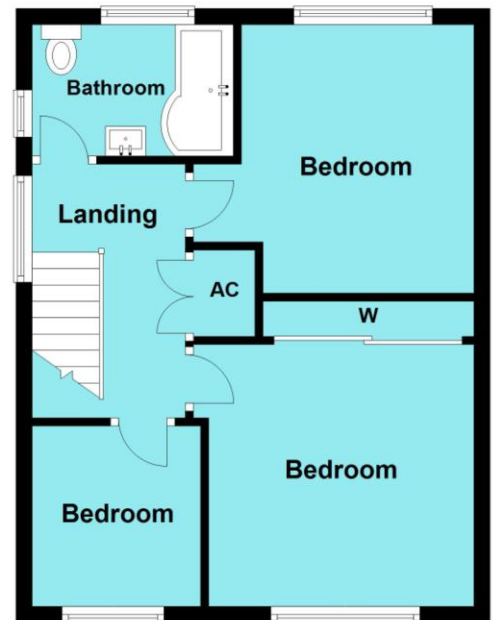
Ground Floor

Approx. 64.7 sq. metres (696.6 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.1 sq. feet)



Total area: approx. 104.4 sq. metres (1123.7 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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