

**Milestone Road, Oakdale, Poole,
Dorset, BH15 3DS**

**Guide Price
£400,000
Freehold**



Set within the heart of Oakdale and nicely positioned within a very popular quiet established residential road with similar properties around lies this detached family house. Initially there is an entrance porch with the accommodation then comprising of an entrance hallway, which leads to the through lounge/dining room with bay window and sliding patio door giving access from the dining area out on to the rear garden, 15ft approx. galley style kitchen, three bedrooms and bathroom. There is UPVC double glazing (where specified), gas fired central heating, a driveway provides ample off road parking or space for a caravan/motor home, detached garage and a particular feature is the generous size westerly facing mature rear garden, which gives the opportunity to extend or add a cabin/home office subject to the usual consents.

PART BRICK BUILT PORCH With UPVC part double glazed door and UPVC double glazed window, leads up to an aluminium part double glazed opaque door which leads through into:

ENTRANCE HALLWAY Coved and textured ceiling, light point, double panelled radiator, double glazed opaque window to the side aspect, stairs with banister and balustrade give access to the first floor, understairs storage cupboard, additional double panelled radiator, door leads through to the kitchen and an archway leads through to the lounge and dining room.

LOUNGE/DINING ROOM 25' x 11' 8" max. measurements (7.7m x 3.56m)

LOUNGE AREA 13' 6" into bay x 11' 8" into recess (4.11m x 3.56m) Coved and textured ceiling, UPVC double glazed bay window to the front aspect, two wall lights, gas fire with marble effect hearth, inlay and a mantel surround, TV and telephone points, archway then leads through to:

DINING AREA 11' 6" x 11' 6" into recess (3.51m x 3.51m) Coved and textured ceiling, light point, double glazed sliding patio door giving access out onto the rear garden, built in to one side of the chimney recess are double door storage cupboards with shelving above, space for table and chairs, double panelled radiator.

KITCHEN 15' 4" x 8' (4.67m x 2.44m) Comprising a range of matching wooden fronted wall and base units to include draws, single glass fronted display cabinet, larder/storage cupboard, square edge worksurfaces incorporating stainless steel one and a half bowl drainer sink with mixer tap, space for free standing appliances to include upright fridge/freezer, dishwasher and washing machine, range cooker with stainless steel chimney style extractor hood above and glass splashback, two UPVC double glazed windows to the side aspect, UPVC part double glazed door leading out onto the patio and rear garden with UPVC double glazed window to the side, part tiled walls, concealed Baxi combi boiler with mobile central heating and hot water control panel, smooth set ceiling, downlighters, tile effect floor.

FROM THE ENTRANCE HALLWAY, STAIRS GIVE ACCESS TO:

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

BEDROOM 1 13' 6" into bay x 11' to wardrobe space (4.11m x 3.35m) Coved and textured ceiling, light point, UPVC double glazed bay window, along one wall are built in wardrobes with sliding doors, shelving and hanging space, TV point, radiator.

BEDROOM 2 11' 4" x 11' 2" into recess (3.45m x 3.4m) Coved and textured ceiling, UPVC double glazed window overlooking the rear garden, airing cupboard with double louvred doors, shelving for linen storage and locker storage above, radiator.

BEDROOM 3 7' 4" x 7' (2.24m x 2.13m) Coved and textured ceiling, light point, UPVC double glazed window, radiator, built in wardrobe with shelving and hanging space.



BATHROOM 7' x 6' 3" (2.13m x 1.91m) Comprising a white three piece suite to include panel enclosed bath with glass shower screen, chrome trim, mains operated shower, wall mounted wash hand basin with mixer tap, push button WC with concealed cistern, glass fronted storage cabinet, tiled walls, chrome effect ladder style towel rail, extractor fan, UPVC double glazed opaque window, smooth set ceiling, light point, loft access hatch, tile effect floor.


OUTSIDE - FRONT There is a large tarmac driveway providing off road parking with mature plants and shrubbery to the front boundary partly enclosed with low level brick walling. The driveway then continues down the side being laid with shingle and an external water tap and this leads to the DETACHED GARAGE with up and over door, power and light. A latch gate then gives access into:

OUTSIDE - REAR We feel that the sunny westerly facing rear garden is a particular feature. Immediately abutting the property is a patio area suitable for outside dining/garden furniture, this then leads to a further hardstanding area with a fishpond to the side and then a pathway with lawned areas either side continues up to the rear and throughout there is a selection of mature plants, trees and shrubbery including fig and pear trees. There is a side personal entrance door into the garage.

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.

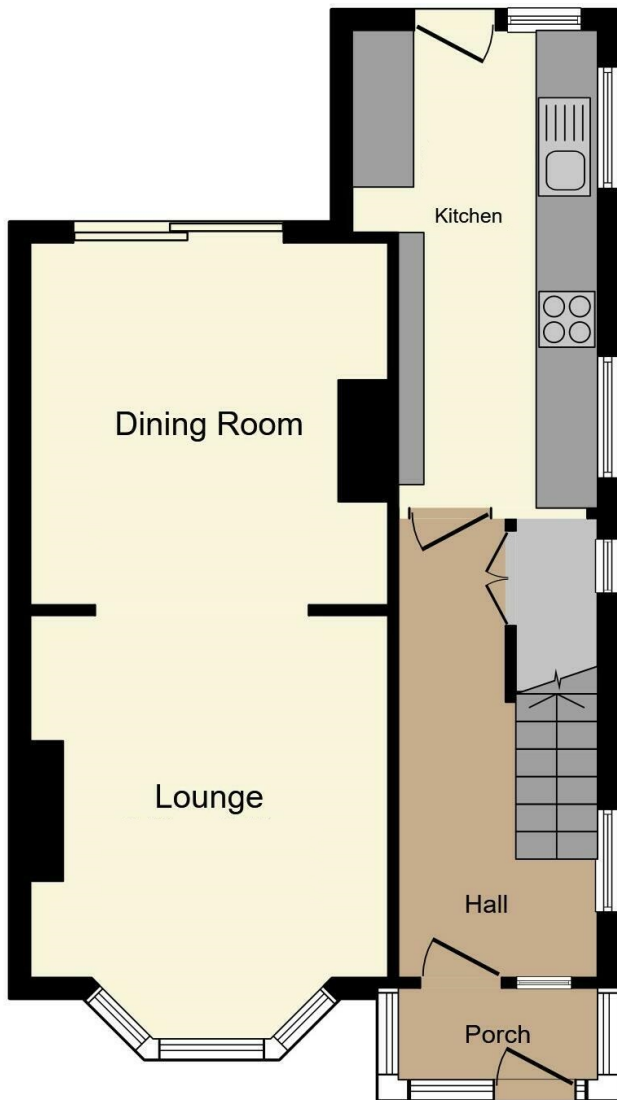
Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References 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.

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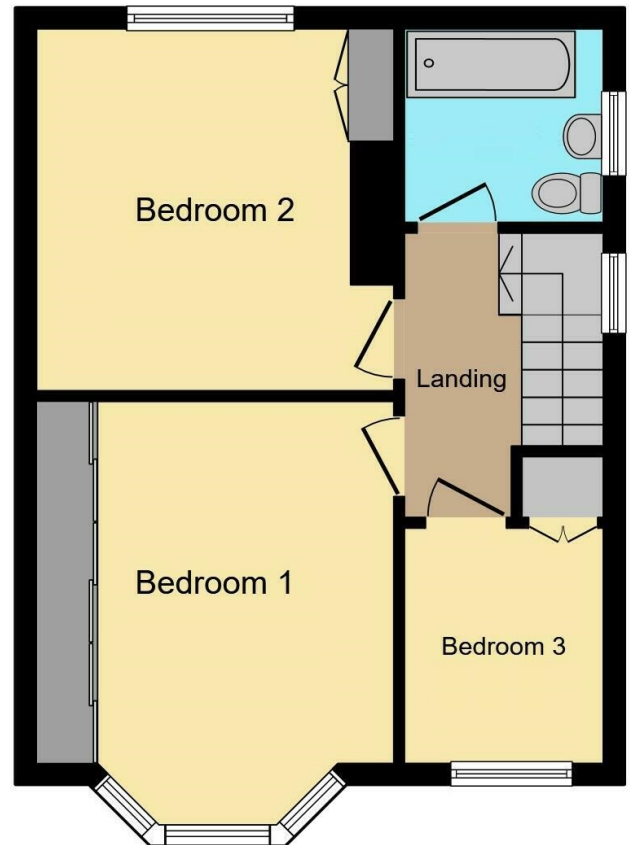
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Ground Floor



First Floor

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