



HEARNES

WHERE SERVICE COUNTS

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

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Freehold Price OIEO £425,000

A well-proportioned 1930's family home offering 4 bedrooms, 2 bathrooms, generous kitchen/dining room, a further 2 reception rooms, an integral garage, a 50ft x 30ft rear garden with a brick built summer house and sun terrace. This lovely family home is located just 1 mile away from Poole Hospital and just over a mile away from Poole Park and Poole Town Centre.

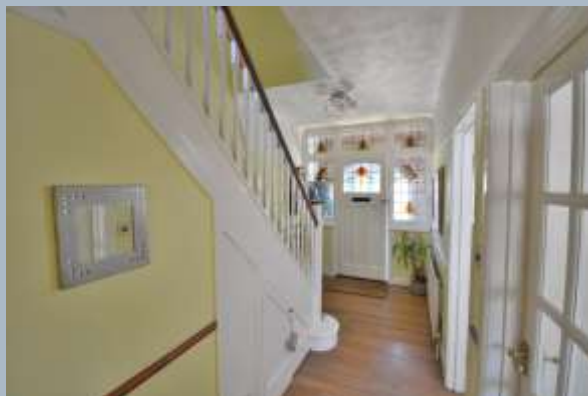
- A particularly spacious 4 bedroom character family home
- Approximately 1,915 sq ft of accommodation
- Generous kitchen/breakfast room, separate utility room and 2 further reception rooms
- Welcoming entrance hall with beautiful stained glass front door and window surround
- 50ft x 30ft garden with patio
- Brick built outbuilding with raised sun terrace and has potential to be a summer house or home office
- Generous loft room accessed via ladder
- Refurbished kitchen with polished stone worktops and a range of high gloss units, built in wine rack, ceramic butler sink and space for a cooker, dishwasher and a fridge freezer
- 2 bathrooms including a refitted luxury en-suite to master bedroom
- Ground floor cloakroom
- Integral garage and generous driveway
- St Marys Catholic School is less than ½ a mile away and the property is currently in the catchment for Oakdale Junior School

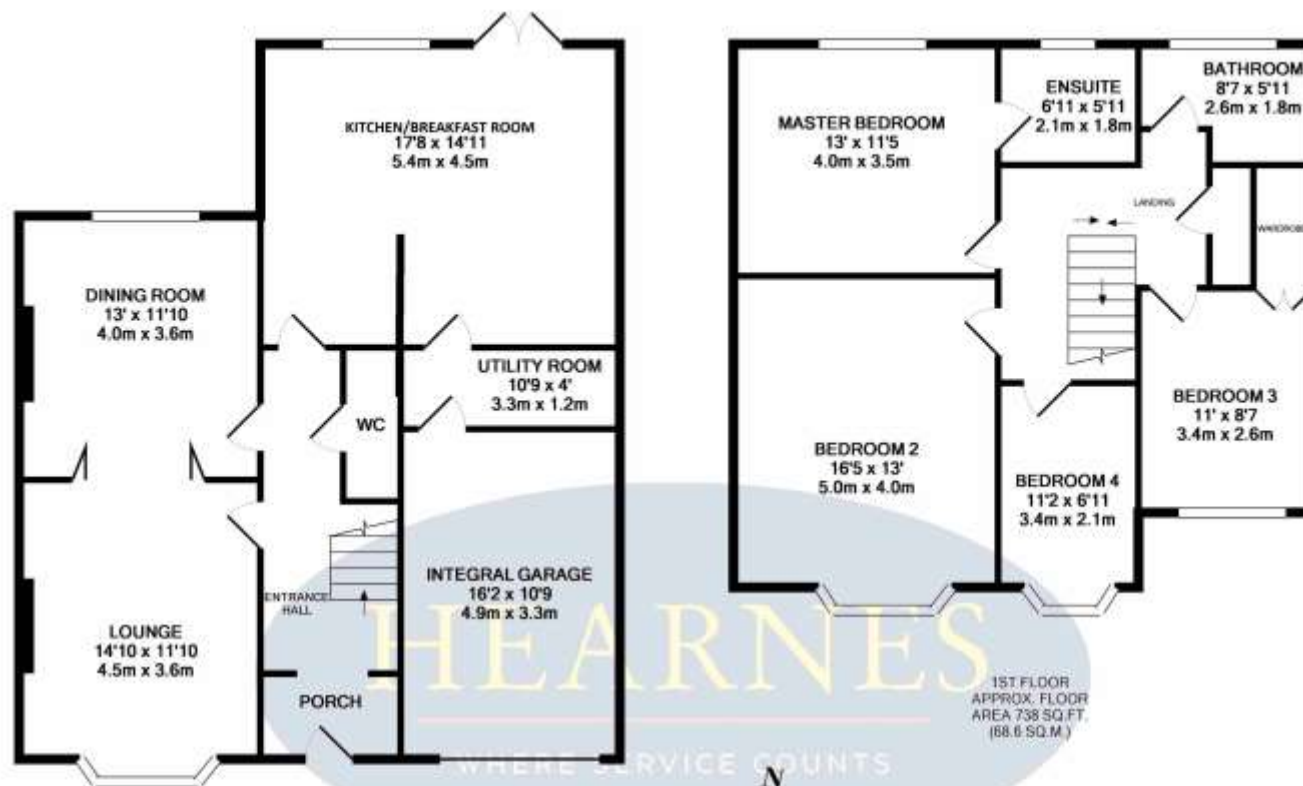
Poole Park is just over a mile away with a popular boating lake with cafes and restaurants situated around the waterside and offers an enjoyable family day out with many leisure amenities. Poole town centre is just a little further along from Poole Park and offers a wide range of shops, restaurants and bars and the famous Poole Quay and Bournemouth airport is just over 8 miles away.

COUNCIL TAX BAND: E

EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

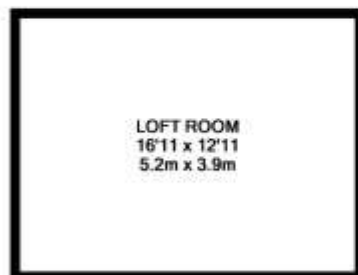




GROUND FLOOR
APPROX. FLOOR
AREA 935 SQ.FT.
(86.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1892 SQ.FT. (175.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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.
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LOFT ROOM
APPROX. FLOOR
AREA 219 SQ.FT.
(20.3 SQ.M.)

