



3 The Burrows, Oakdale, Poole, Dorset BH15 3FE

£524,950 Freehold

\*\* LAST FOUR BEDROOM REMAINING \*\* ELITE DEVELOPMENT OF JUST FIVE \*\* CHOICE OF KITCHEN DESIGN AND FLOORING (internal photos of Plot 4's choice) \*\* A stunning four double bedroom detached house conveniently situated set back from this popular residential road in Oakdale within walking distance to central bus routes, schools, parks and amenities. This luxurious home offers circa 1300 sq ft of stylish living throughout and internal viewing is must to appreciate not only its location but the chic accommodation on offer, which comprises: contemporary kitchen/diner, spacious lounge, downstairs cloakroom, bespoke en-suite and bathroom. Externally the property boasts a landscaped garden with sun patio and lawned area. To the front there are two off road parking spaces. Further features include: Underfloor heating to downstairs, USB points, integrated appliances to kitchen, solar panels, 10 year ICW builders warranty. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Poole High and St Edwards RC/CoE Secondary is a short walk away.

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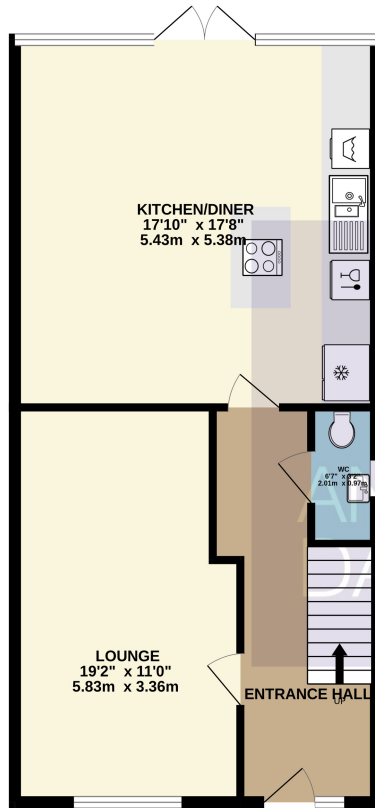
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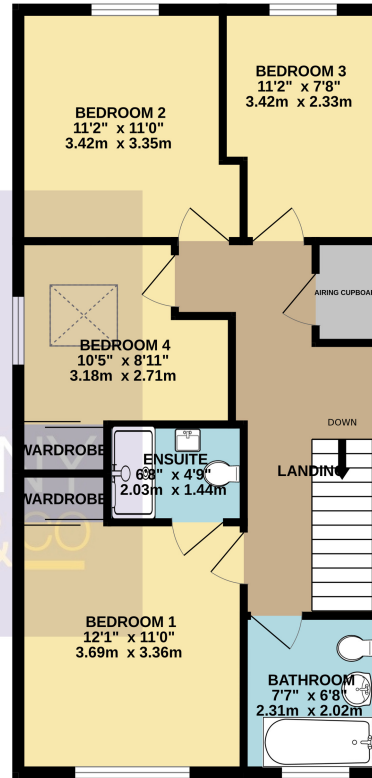
**ANTHONY  
DAVID & CO**



GROUND FLOOR  
652 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR  
651 sq.ft. (60.5 sq.m.) approx.



Entrance Hall Doors to

- Lounge 19' 0" x 11' 0" (5.79m x 3.35m) max
- Kitchen/Diner 17' 10" x 17' 8" (5.44m x 5.38m)
- Downstairs Cloakroom 6' 7" x 3' 2" (2.01m x 0.97m)
- Landing 17' 9" x 7' 0" (5.41m x 2.13m) max
- Bedroom One 16' 10" x 11' 3" (5.13m x 3.43m)
- En-Suite Shower 6' 10" x 4' 8" (2.08m x 1.42m)
- Bedroom Two 11' 2" x 11' 0" (3.40m x 3.35m)
- Bedroom Three 11' 0" x 7' 6" (3.35m x 2.29m) max
- Bedroom Four 10' 4" x 8' 10" (3.15m x 2.69m)
- Bathroom 7' 7" x 6' 2" (2.31m x 1.88m)
- Garden Landscaped
- Parking Off road parking x 2
- Agents Note Internal photos are of 4 The Burrows

TOTAL FLOOR AREA: 1303 sq.ft. (121.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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