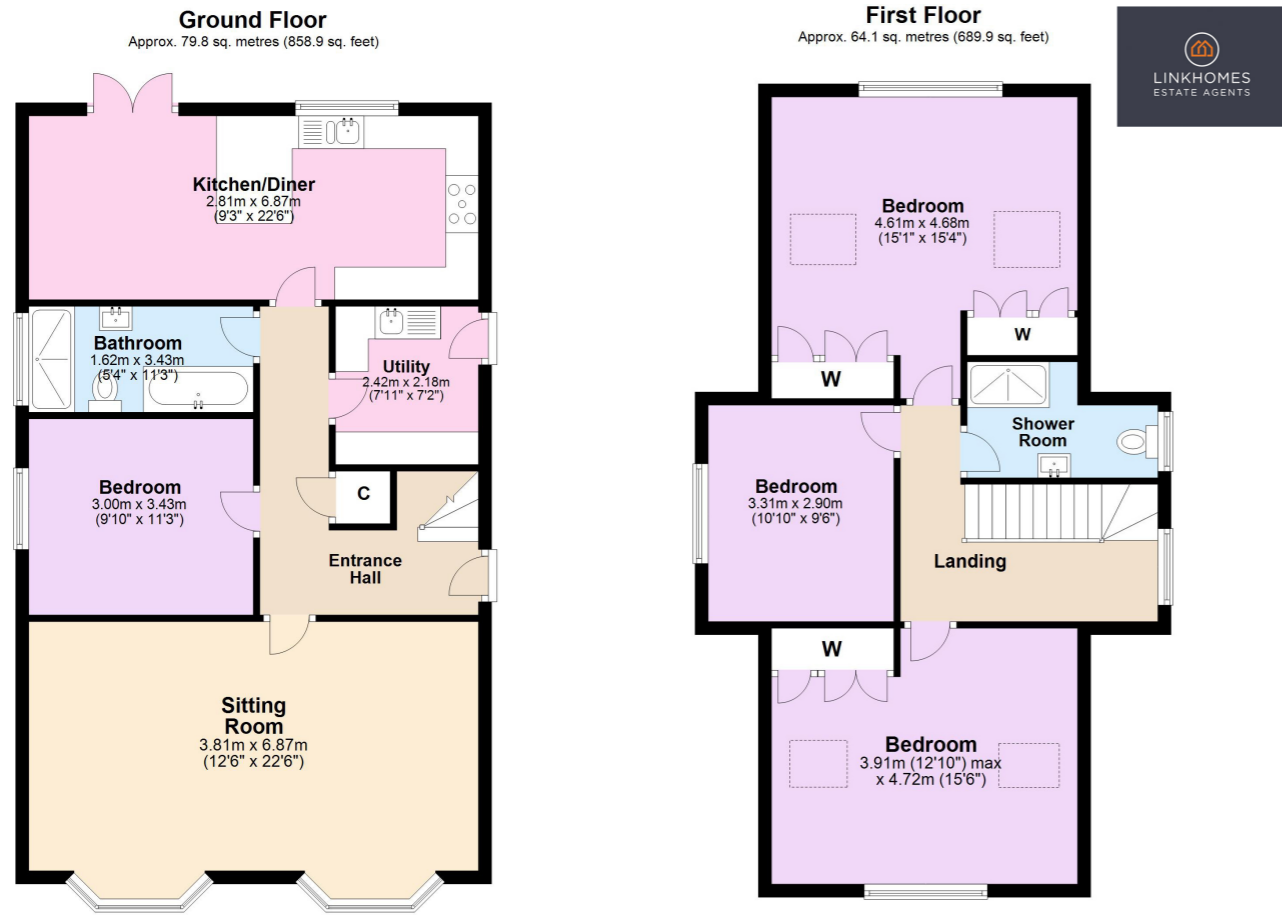




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Total area: approx. 143.9 sq. metres (1548.8 sq. feet)

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.



30 Winifred Road, Poole, BH15 3PU
Guide Price £550,000

**** NO EXPENSES SPARED ** NO FORWARD CHAIN ** APPROXIMATELY 1548 SQUARE FEET OF LIVING ACCOMODATION **** Link Homes Estate Agents are delighted to offer this Four bedroom detached chalet bungalow situated in one of Oakdale's premium roads. This stunning family home benefits from a long list of stand out qualities, few of which includes a Southerly facing rear garden with side gated access, underfloor heating to the living room, an open plan kitchen diner, a separate utility room, fully tiled bathrooms on both floors, off road parking for multiple vehicles, four double bedrooms, ample storage space and approximately 1548 square feet of living accommodation. A perfect family home located within a cul-de-sac, an internal viewing is highly advised to appreciate this fine home being offered.

Winifred Road is located in the desirable residential area of Oakdale within walking distance to Tesco Express, doctor's surgeries, Poole Hospital, local pubs and Oakdale Play Park. Schools close by include Poole High School, Longfleet Primary, Stanley Green Infant Academy, St Mary's Catholic Primary and Oakdale Junior school. Poole Town Centre is approximately just 1.4 miles away and benefits from the Dolphin Shopping Centre, The Lighthouse theatre, Poole bus station and Poole train station with direct routes to London Waterloo.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





Ground Floor

Entrance Hallway

Smooth set ceiling, downlights, smoke alarm, UPVC double glazed frosted front door to the side aspect opening onto the side walkway, laminate flooring, radiator, digital wall thermostat, power points and under the stair's storage cupboard with the consumer unit enclosed.

Living Room

Smooth set ceiling, downlights, two UPVC double glazed bay windows to the front aspect overlooking the front garden, underfloor heating, power points, radiator and a feature tiled wall.

Kitchen/Diner

Smooth set ceiling, ceiling lights, downlights, UPVC double glazed windows to the rear aspect overlooking the garden with built-in feature shutters, UPVC double glazed French doors to the rear aspect opening onto the rear garden, laminate flooring, radiator, wall and base fitted soft closing units, breakfast bar, integrated wine fridge, integrate electric oven and grill, five point induction hob with stainless steel extractor fan above, integrated dishwasher, integrated longline fridge/freezer, one and a half bowl sink with drainer, power points, built-in mirror, feature tiled wall and a television point.

Utility Room

Smooth set ceiling, downlights, UPVC double glazed frosted window to the side aspect, tiled flooring, wall and base soft closing fitted units, single bowl sink with drainer, enclosed hot water tank, boiler, extractor fan, stainless steel heated towel rail, integrated washing machine, integrated tumble dryer and power points

Bedroom Four/Office

Smooth set ceiling, downlights, UPVC double glazed windows to the side aspect, laminate flooring, radiator and power points.

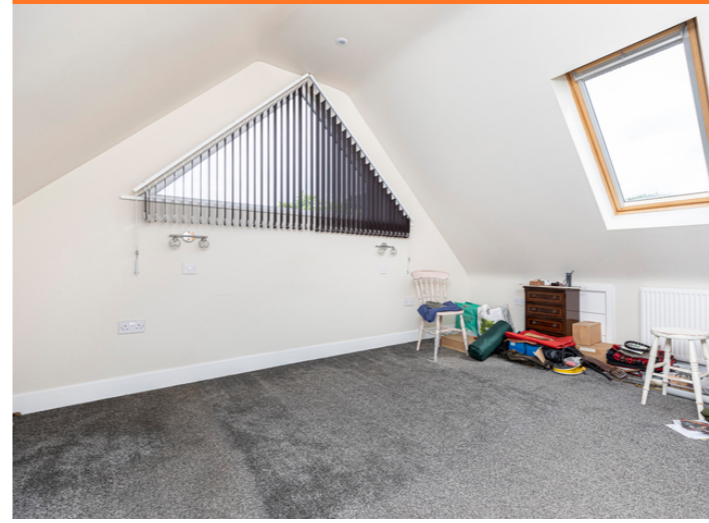
Bathroom

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the side aspect, tiled flooring, tiled walls, low level lighting, panelled bath, sink with under cupboard, wall mounted LED mirror, a toilet, additional cupboard, rainfall shower with glass balustrades, and stainless-steel heated towel rail.

First Floor

Landing

Smooth set ceiling, downlights, smoke alarm, UPVC double glazed window to the side aspect, carpeted flooring, digital wall thermostat and the staircase to the ground floor with low level lighting.



Bedroom One

Smooth set ceiling, downlights, two Velux windows, feature UPVC double glazed window to the rear aspect, carpeted flooring, two radiators, built-in wardrobes and draws, wall lights and power points.

Bedroom Two

Smooth set ceiling, downlights, two Velux windows, feature UPVC double glazed window to the front aspect, carpeted flooring, two radiators, built-in wardrobes and draws, storage in the eaves, power points and wall lights.

Bedroom Three

Smooth set ceiling, downlights, UPVC double glazed windows to the side aspect, carpeted flooring, radiator and power points.

Bathroom

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the side aspect, tiled flooring, part tiled walls, built-in shelving, sink with under cupboards, wall mounted LED mirror, a toilet, enclosed shower with built-in mirror and stainless-steel heated towel rails.

Outside

Garden

Southeast facing, mainly laid to lawn, patio area, side gated access, surrounding walls and fences, raised flower bed area, shed with lighting, shrubbery and a tree.

Driveway

Laid to gravel, surrounding brick walls, wall lights, patio walkway and a tree.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: C
Council Tax Band: C - Approximately £1,909.11 per annum.

Stamp Duty

First Time Buyer: £6,250
Moving Home: £15,000
Additional Property: £31,500