



90 Fernside Road, POOLE, Dorset BH15 2JN

£625,000 Freehold

**** SELF CONTAINED ANNEX **** An exemplary four/five bedroom detached chalet set in its own grounds situated on the fringes of Poole and Oakdale a short distance from Poole Hospital and the popular Poole Park with its boating lake, tennis courts, bowling green and eateries. Ashley Cross with it's array of bars and bistros is also close to hand. This ideal family home provides versatile multi generational living and viewing is imperative to not only appreciate its super convenient location but also the 2175 sq ft (including garage) of well thought out living space. The accommodation on offer comprises; MAIN HOUSE; Family room, stylish kitchen/diner, utility room, reception/bedroom, further reception/bedroom, downstairs cloakroom, two bedrooms upstairs with en-suite shower and bathroom. ANNEX: lounge, kitchen, double bedroom and shower. Externally the property boasts a stunning landscaped garden with patio, two lawned areas and raised sun deck ideal for sitting out in the summer months. To the front the extensive driveway provides off road parking for numerous vehicles which in turn leads to a integral garage. Further features of this unique home include: Feature bay window, Walk-in wardrobe, sky lights, large pergola, built-in wardrobes, gas central heating and UPVC double glazing to name but a few. Nearby Schools - St Mary's Catholic Primary, Longfleet Primary, Oakdale Juniors, Ocean Academy, St Edwards Rc/CoE secondary and Poole High.

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TOTAL FLOOR AREA : 2175 sq.ft. (202.1 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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Entrance Hall Doors to

Family Room 14' 5" x 10' 11" (4.39m x 3.33m)

Kitchen/Diner 21' 10" x 12' 0" (6.65m x 3.66m)

Utility Room 6' 11" x 6' 5" (2.11m x 1.96m)

Reception/Bedroom 15' 3" x 11' 2" (4.65m x 3.40m)

Reception/Bedroom 13' 9" x 12' 0" (4.19m x 3.66m)

Downstairs Cloakroom 6' 2" x 3' 4" (1.88m x 1.02m)

Bedroom One 17' 3" x 15' 0" (5.26m x 4.57m)

En-Suite Shower 6' 8" x 4' 11" (2.03m x 1.50m)

Bedroom Two 15' 3" x 11' 3" (4.65m x 3.43m)

Bathroom 8' 3" x 7' 7" (2.51m x 2.31m)

Annex Lounge 18' 5" x 12' 5" (5.61m x 3.78m)

Annex Kitchen 11' 2" x 10' 0" (3.40m x 3.05m)

Annex Bedroom 12' 9" x 12' 5" (3.89m x 3.78m)

Annex Shower 6' 9" x 6' 0" (2.06m x 1.83m)

Garage 16' 11" x 10' 11" (5.16m x 3.33m)

Garden Landscaped

Driveway Off road parking for multiple vehicles

Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property details contained herein do not form part of all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.