



38 Lacey Crescent, Poole, Dorset BH15 3NZ

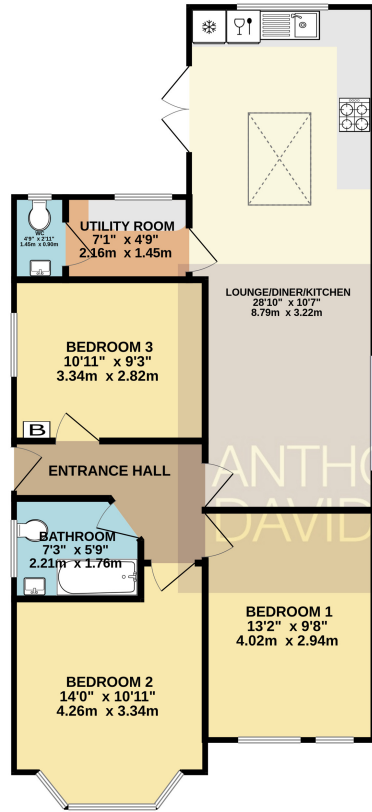
£375,000 Freehold

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**\*\* SIMPLY STUNNING \*\*** This fabulous three double bedroom detached bungalow situated on the fringes of Oakdale and Parkstone within close proximity of local shops, park and central bus routes. This striking home has been extended and refurbished to exacting standards by the current owners and internal viewing is imperative to appreciate the turnkey accommodation on offer, which comprises: 28' open plan living, contemporary kitchen area, utility room, cloakroom and bespoke bathroom. Externally the property boasts a beautiful landscaped garden with sun patio, lawned area and raised decking providing sun spots throughout the day. To the front the driveway provides off road parking for two cars. Further features of this sublime property include: NEW ROOF (2024), new boiler (2020), some integrated appliances to kitchen, gas central heating, UPVC double glazing and much much more. Nearby Schools - Livingstone Road Infants and Juniors, Oakdale Juniors, Poole High School and St Edwards RC/CoE Secondary.

**ANTHONY  
DAVID & CO**

GROUND FLOOR  
789 sq.ft. (73.3 sq.m.) approx.



TOTAL FLOOR AREA : 789 sq.ft. (73.3 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

Open Plan Lounge/Kitchen/Diner 8.79m x 3.22m (28' 10" x 10' 7")

Utility Room 2.16m x 1.45m (7' 1" x 4' 9")

Cloakroom 1.45m x 0.90m (4' 9" x 2' 11")

Bedroom One 4.02m x 2.94m (13' 2" x 9' 8")

Bedroom Two 4.30m x 3.34m (14' 1" x 10' 11")

Bedroom Three 3.34m x 2.82m (10' 11" x 9' 3")

Bathroom 2.21m x 1.76m (7' 3" x 5' 9")

Garden Landscaped

Driveway Off road parking x 2

Council Tax Band C

Agents Note The EPC was carried out prior to refurbishment and new roof.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		85	66
		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991  
Property details contained herein do not form part of or 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.