



38 Nansen Avenue, Oakdale, POOLE, Dorset BH15 3DB

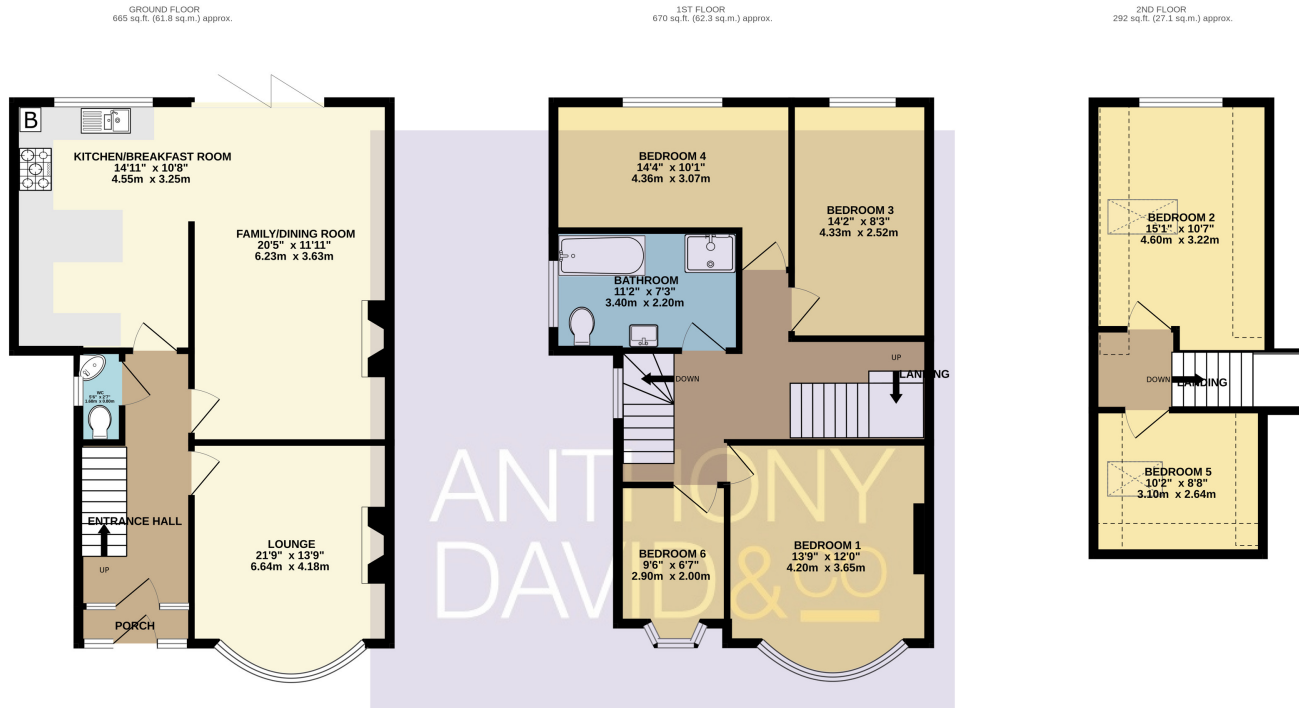
£625,000 Freehold

An impeccable six bedroom detached house conveniently situated on this highly sought after road in the heart of Oakdale within walking distance to local shops, parks, doctors surgeries and schools. This stunning home has been extensively and tastefully modernised by the current owners and is presented in show home condition throughout. Offering over 1600 sq ft of living space viewing is imperative to truly appreciate the immaculate accommodation on offer, which comprises: GROUND FLOOR: 20' family/dining room, stylish kitchen, downstairs cloakroom and lounge. FIRST FLOOR: three double bedrooms, one single bedroom and contemporary four piece bathroom suite. SECOND FLOOR: one double bedroom and one single bedroom. Externally the property boasts a south facing garden with feature sun patio, covered bar/hot tub area, lawn and a raised pebbled area. To the front the ample driveway provides off road parking for multiple vehicles. The gated side access leads to a detached garage and the garden. Further features of this exemplary residence include: breakfast bar and integrated appliances to kitchen, bi-fold doors, woodburner to family room, feature fireplace to lounge, gas central heating and UPVC double glazing to name but a few. Nearby Schools - Stanley Green Infants, Longfleet Primary, Oakdale Juniors, Poole High School and St Edwards RC/Co Secondary.

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TOTAL FLOOR AREA : 1628 sq.ft. (151.2 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 4.52m x 2.05m (14' 10" x 6' 9")  
 Lounge 4.18m x 6.64m (13' 9" x 21' 9") into bay  
 Kitchen 4.55m x 3.25m (14' 11" x 10' 8")  
 Family/Dining Room 6.23m x 3.63m (20' 5" x 11' 11")  
 Downstairs Cloakroom 5.6m x 2.7m (18' 4" x 8' 10")  
 First Floor Landing Doors to  
 Bedroom One 4.20m x 3.65m (13' 9" x 12' 0") into bay  
 Bedroom Three 4.33m x 2.52m (14' 2" x 8' 3")  
 Bedroom Four 4.36m x 3.07m (14' 4" x 10' 1")  
 Bedroom Six 2.90m x 2.00m (9' 6" x 6' 7") into bay  
 Bathroom 3.40m x 2.20m (11' 2" x 7' 3")  
 Second Floor Landing Doors to  
 Bedroom Two 4.60m x 3.22m (15' 1" x 10' 7")  
 Bedroom Five 3.11m x 2.65m (10' 2" x 8' 8")  
 Garden South facing  
 Garage Detached  
 Driveway Ample off road parking  
 Council Tax Band E



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>		68	76
EU Directive 2002/91/EC			

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