



**Wellow Gardens, Oakdale, Poole,  
Dorset, BH15 3RP**

# Wellow Gardens, Oakdale, Poole, Dorset, BH15 3RP

## Freehold £525,000

Built in 2007, by Linden Homes and extended in 2016, is this attractive, 4 bedroom, 3 reception room detached home with garden, garage and parking for 2 cars. The owners have improved and extended it over this time adding many features to include a family/dining room, with access to the front and rear, new Howdens kitchen, further bedroom, luxury bathroom, landscaped gardens and raised outside terrace. The home is well presented with modern internal fittings and set at the end of a cul de sac in a popular area of Oakdale.

- Detached, well presented 4 bedroom, 3 reception room home built in 2007 and lived in by the current owners since new
- The owners extended the house in 2016 to add a family/dining room along with a first floor bedroom and bathroom
- Attractive home set at the end of a private cul de sac
- Refitted Howdens kitchen in a range of pale grey, handleless units with work tops over and fitted with integrated 4 ring gas hob, extractor, oven, microwave, wine fridge and space and plumbing for washing machine, tumble dryer, dish washer and American Style fridge/freezer
- The kitchen opens into a family room/dining room with door to front and door out to the rear garden
- Downstairs cloak room
- Sitting room with doors out to the garden plus a further reception room/office
- Master bedroom with ensuite shower room
- Spacious double landing cupboard offering excellent storage
- Stunning family bathroom with feature ball and claw foot free standing bath, walk in double shower, and separate wc
- Double glazing, gas central heating and alarm system
- Beautifully landscaped rear garden which is westerly facing and boarded by well-kept fences and attractive flower borders. There is a large sandstone patio, which extends down the side and front, area of lawn, steps up to a raised 30' x 9' terrace with attractive glazed balustrade and chrome banister, and further decked area. This is a wonderful feature. A fabulous garden that gets the sun throughout the day, yet offering areas of shade
- Garage with side access, power and light and 2 parking spaces

Set at the end of a private cul de sac, in an exclusive development of 14 houses off Ringwood Road in Oakdale. Conveniently located within easy access to local junior and senior schools, along with being within 2 miles of Poole Town Centre, Harbour and Park.

Maintenance charges: Approximately £300 per annum to cover the cost of maintaining the private road.

COUNCIL TAX BAND: D

EPC RATE: C

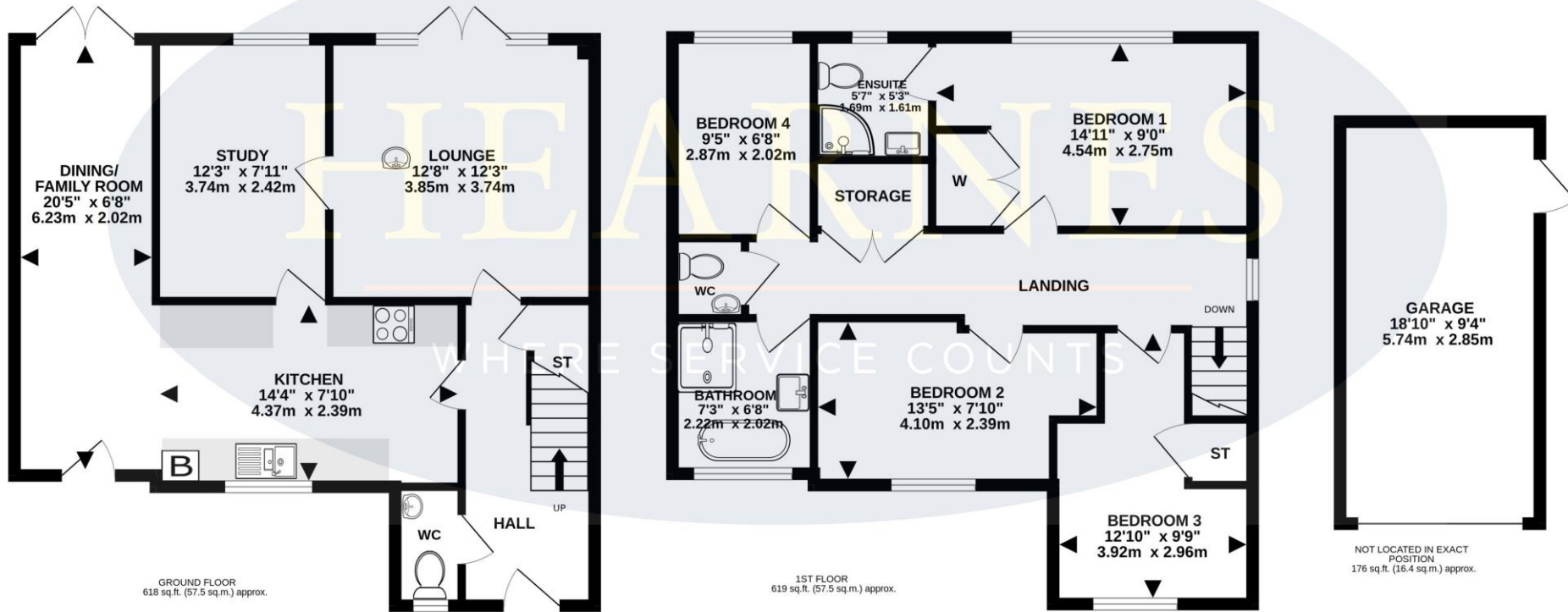
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL FLOOR AREA : 1413 sq.ft. (131.3 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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