

FOR SALE

69 Dorchester Road, Oakdale,  
Poole, Dorset BH15 3QZ



PHILIPPA SOLE



£585,000

4 Double bedrooms

2 bathrooms - 1 en-suite

Large open plan kitchen/day room

Sitting room with gas log burner effect fire

Garden office with wired internet

Level rear garden

Garage

Parking for several cars

Band E - £2,381.18

Freehold

[Click here for virtual tour](#)

## About this property

A beautifully presented modern family home. Boasting 4 double bedrooms, ensuite to master, family bathroom, large open plan kitchen diner/day room. Sitting room with gas log burner effect fire, garden office/studio, off road parking and garage. Located in a desirable location within the heart of Oakdale.

An impressive entrance hall, with built in storage, greets you as you enter this spacious family home. The large open plan kitchen diner/ day room spans the rear of the property and overlooks the secluded rear garden. Designed with entertaining in mind the modern fitted kitchen boasts plenty of storage with room for an American fridge freezer. Part of the kitchen has been cleverly designated as a utility area with space for a washing machine and tumble dryer. A sociable breakfast bar divides the kitchen from the dining and living space where there is plenty of room for a large dining table and sofa, with French patio doors leading onto the garden. The formal living room is focused around the gas log burner effect fire with oak shelving either side and complemented with plantation shutters. In the entrance hall is additional built in storage and a downstairs cloakroom. The main bedroom features a delightful bay window with built in window seat and space for two sets of free standing wardrobes which feature either side of the chimney breast and would be available to purchase. Adjacent is a ensuite shower room. Two large double bedrooms overlook the rear garden and are currently used as a second office and tv room, the fourth bedroom is also a double room. The fully tiled family bathroom is a good size, and benefits from both a bath and separate shower. Outside is large decked area which leads onto the level landscaped rear garden, with a rear raised border to the rear. The modern office /garden room is insulated and benefits from full electrics and wired internet. The detached garage provides additional storage and can be accessed directly from the garden or via the block paved driveway which provides off road parking for several cars. The rear garden is fully enclosed and secured by a side gate.

## Location

Located within the heart of Oakdale within easy reach of the local convenience store and shops and just one and a half miles from the centre of Historic Poole including Poole Park with its boating lake. There is also a variety of good schools in the area. The Blue Flag beaches of Bournemouth and Sandbanks are just 4 miles away, whilst London Waterloo can be reached in approximately two hours from Poole train station.





Total area: approx. 165.5 sq. metres (1781.6 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		81
(69 to 80)	C	69	
(56 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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