



4 Paterson Place, Poole, Dorset BH15 3FG

£375,000 Freehold

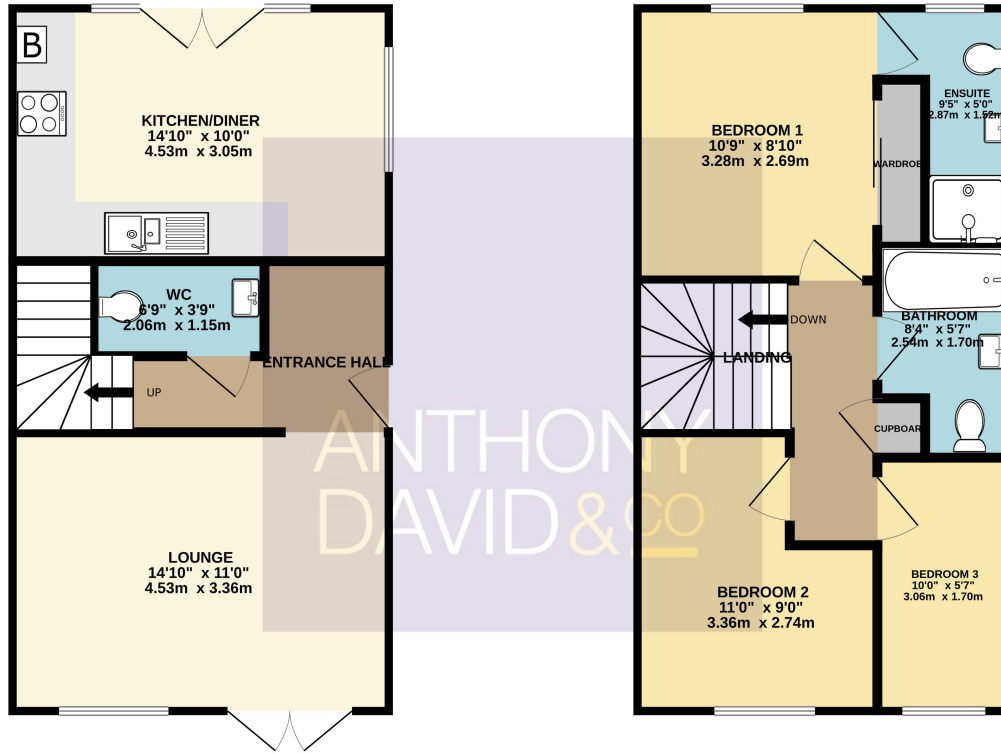
**\*\* NO FORWARD CHAIN \*\*** A stunning three bedroom end terrace house tucked back on this private road in Oakdale close to local shops, amenities, schools and bus routes. This 'turnkey' home was built circa 2020 and provides luxurious living throughout and viewing is imperative to not only appreciate its convenient location but also the stylish accommodation on offer, which comprises: lounge, contemporary kitchen/diner with direct garden access, downstairs cloakroom, bespoke en-suite shower and bathroom. Externally there is a landscaped rear garden with sun patio and lawned area housing a garden shed. To the front there are two allocated parking spaces. Further features of this high specification property include: integrated appliances to kitchen, built-in wardrobe to bedroom one, underfloor heating to the downstairs, smart heating and lighting controls, 'Ring' doorbell video and solar panels. Nearby Schools - Stanley Green Infants, Oakdale Juniors, St. Edwards RC/CoE Secondary and Poole High School.

[info@anthonydavid.co.uk](mailto:info@anthonydavid.co.uk)  
[www.anthonydavid.co.uk](http://www.anthonydavid.co.uk)  
01202 677444

**ANTHONY  
DAVID & CO**

GROUND FLOOR  
413 sq.ft. (38.4 sq.m.) approx.

1ST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.7 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

Lounge 14' 10" x 11' 0" (4.52m x 3.35m)

Kitchen/Diner 14' 10" x 10' 0" (4.52m x 3.05m)

Downstairs Cloakroom 6' 9" x 3' 9" (2.06m x 1.14m)

Landing Doors to

Bedroom One 10' 9" x 8' 10" (3.28m x 2.69m)

En-Suite Shower 9' 5" x 5' 0" (2.87m x 1.52m)

Bedroom Two 11' 0" x 9' 0" (3.35m x 2.74m) max

Bedroom Three 10' 0" x 5' 7" (3.05m x 1.70m)

Bathroom 8' 4" x 5' 7" (2.54m x 1.70m)

Garden Landscaped

Parking Allocated x 2

Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	88	90
(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>		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991

Property details contained herein do not form part 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.