

199 Haymoor Road, Oakdale, Poole, Dorset BH15 3NT

£424,950 Freehold

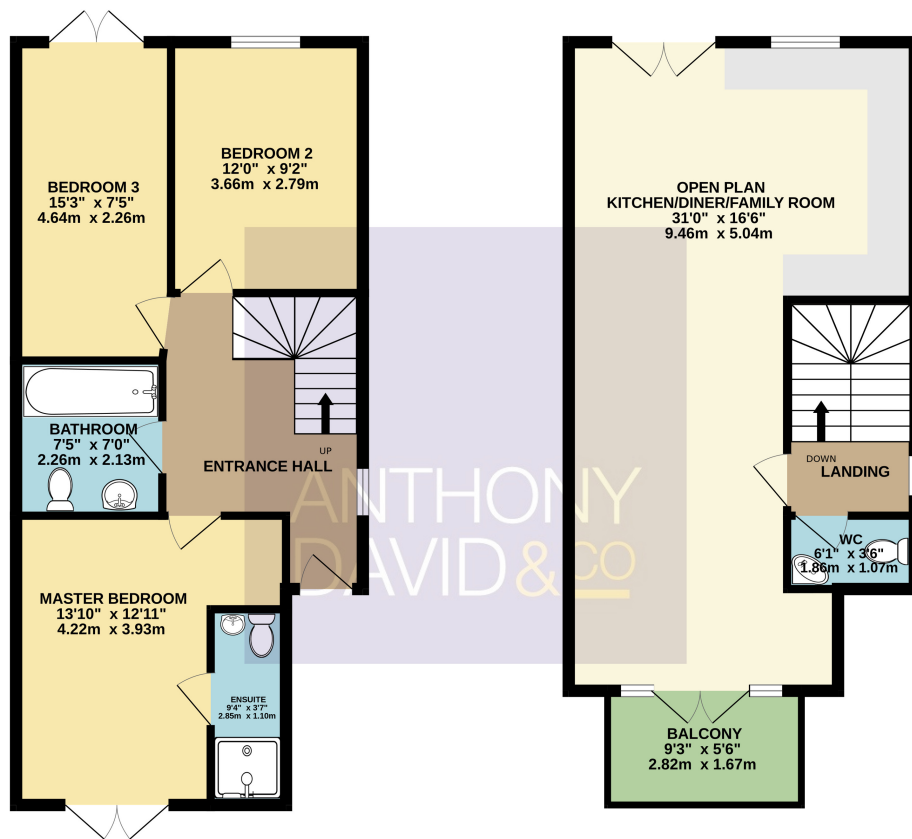
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A sublime three double bedroom brand new detached house situated on this popular residential road in Oakdale a short distance from schools and amenities. This stunning home will be finished to exacting standards and viewing is imperative to appreciate not only how cost effective it will be but also the luxurious living accommodation on offer, which comprises: 31' open plan kitchen/diner/family room, balcony with distant harbour views, separate cloakroom, stylish en-suite shower and bespoke bathroom. Externally there is a raised wrap around garden with additional access via a feature glass bridge from the open plan living area. To the front there is off road parking for two cars. Further features of this 'must see' home include: integrated appliances to kitchen, solar panels, EV charger and air source heat pump to name but a few. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Longfleet Combined, Canford Heath Infant and Junior, Poole High School and St Edwards RC/CoE Secondary.

**ANTHONY
DAVID & CO**

GROUND FLOOR
567 sq.ft. (52.6 sq.m.) approx.

1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 1062 sq.ft. (98.6 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

Master Bedroom 13' 10" x 12' 11" (4.22m x 3.94m)

En-Suite Shower 9' 4" x 3' 7" (2.84m x 1.09m)

Bedroom Two 12' 0" x 9' 2" (3.66m x 2.79m)

Bedroom Three 15' 3" x 7' 5" (4.65m x 2.26m)

Bathroom 7' 5" x 7' 0" (2.26m x 2.13m)

Landing Doors to

Open Plan Kitchen/Diner/Family Room 31' 0" x 16' 6" (9.45m x 5.03m)

Balcony 9' 3" x 5' 6" (2.82m x 1.68m)

Downstairs Cloakroom 6' 1" x 3' 6" (1.85m x 1.07m)

Garden Wrap around

Driveway Off road parking x 2

Council Tax Band E



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