

Link Homes

Arena Business Park

Holyrood Close

Poole

Dorset

BH17 7FJ

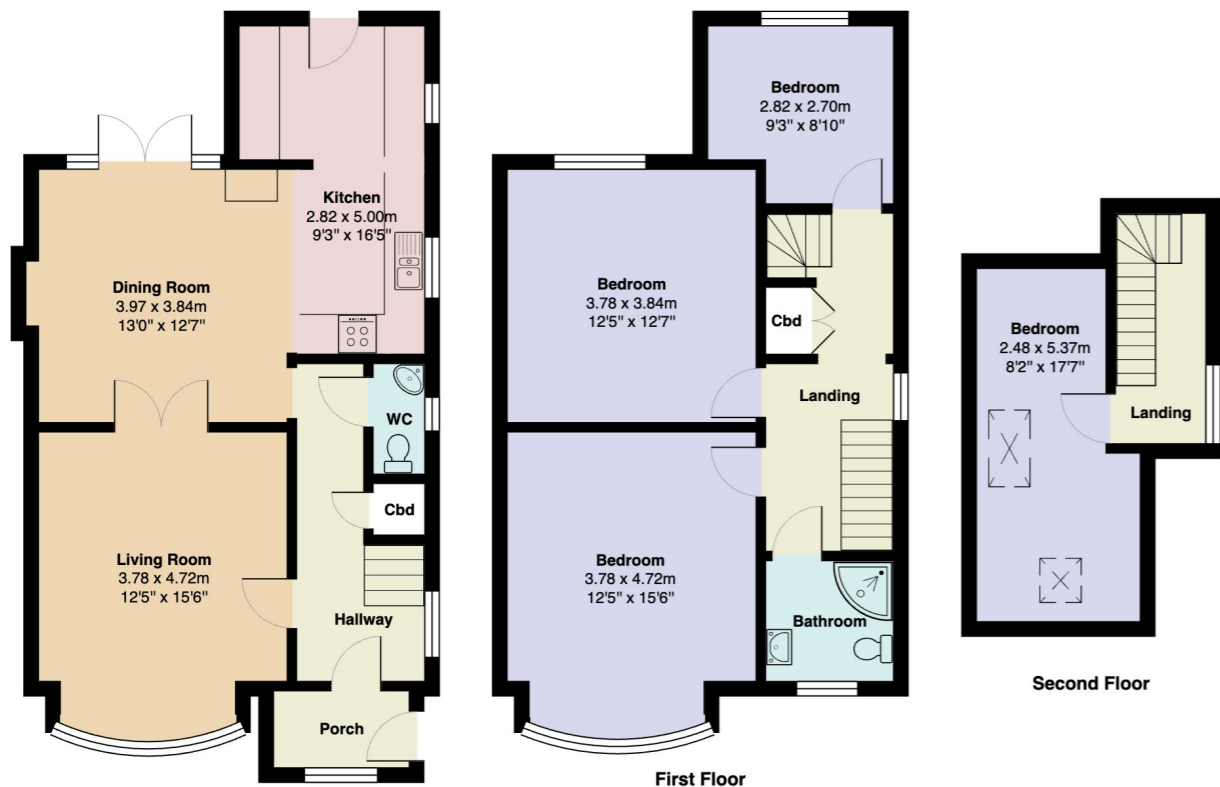
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LINKHOMES
ESTATE AGENTS



Ground Floor

First Floor

Second Floor



Total Area: 127.9 m² ... 1377 ft²

All measurements are approximate and for display purposes only



60 Stanley Green Road, Poole, Dorset, BH15 3AG

Guide Price £525,000

**** PERFECT FAMILY HOME **** Link Homes Estate Agents are delighted to present for sale this four bedroom detached family home arranged over three floors, situated in the heart of Oakdale. Benefitting from an array of standout features including four good-sized bedrooms, a stylish open-plan kitchen/dining room with direct access onto the landscaped rear garden, a separate lounge with feature bay windows, a modern three-piece bathroom suite, a Westerly-facing mature garden and off-road parking for multiple vehicles. This is the perfect family home in a great location!

Stanley Green Road is positioned in the desirable residential area of Oakdale and is centrally located. Close by is Poole Town Centre, Poole bus station and Poole train station roughly just 1.5 miles away. The train station connects to the main line going to London Waterloo. Schools in the area include Poole High School, Longfleet Primary, Stanley Green Infant Academy, St Mary's Catholic Primary, Oakdale Junior, Canford Heath Infant/ Junior, Parkstone Grammar, Poole Grammar, St Edwards and Ocean Academy. Local amenities including the Co-op, Post Office, Rowlands pharmacy, Tesco and Aldi Supermarkets, Wessex Gate Retail Park and Poole Hospital are not far from the property.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





Ground Floor

Porch

Coved and smooth set ceiling, ceiling light, double-glazed UPVC composite door to the side aspect, double-glazed UPVC window to the front aspect, power points and carpeted flooring.

Entrance Hall

Coved and smooth set ceiling, ceiling light and downlights, double-glazed UPVC window to the side aspect, smoke alarm, thermostat, radiator, carpeted stairs to the first floor, power points, telephone point, internet point, understairs storage and wooden flooring.

Cloakroom

Downlights, partially-tiled, double-glazed UPVC frost window to the side aspect, radiator, toilet, wall-mounted sink and tiled flooring.

Living Room

Coved and smooth set ceiling, ceiling light, double-glazed UPVC bay window to the front aspect, wall lights, radiator, power points, television point and carpeted flooring.

Kitchen

Coved and smooth set ceiling, downlight, double-glazed UPVC frosted windows to the front aspect, double-glazed UPVC single door to the rear aspect, wall and base mounted units, stainless steel one and half bowl sink with mixer tap, integrated dishwasher, integrated longline fridge/freezer, four-point induction Hotpoint hob with stainless steel overhead extractor fan, cupboard housing the combi boiler, power points with USB charging, space for a washing machine, integrated Hotpoint double oven, space for a 3/4 fridge and laminate flooring.

Dining Room

Coved and smooth set ceiling, ceiling lights, double-glazed UPVC French doors to the rear aspect, radiator, power points and laminate flooring.

First Floor

Landing

Smooth set ceiling, ceiling lights, smoke alarm, double-glazed UPVC window to the side aspect, storage cupboard, radiator, power points and carpeted flooring.

Bedroom One

Smooth set ceiling, ceiling light, double-glazed UPVC window to the front aspect, radiator, power points, television point and carpeted flooring.



Bedroom Two

Smooth set ceiling, ceiling light, double-glazed UPVC window to the rear aspect, radiator, power points and carpeted flooring.

Bedroom Four

Ceiling light, double-glazed UPVC window to the rear aspect, radiator, power points and carpeted flooring.

Second Floor

Landing

Smooth set ceiling, ceiling light, smoke alarm, double-glazed UPVC window to the side aspect and carpeted flooring.

Bedroom Three

Ceiling light, double-glazed Velux-style windows to the front and side aspect, eaves storage, power points and carpeted flooring.

Outside

Garden

Westerly-facing mature garden, decking area with manual awning, partial laid to lawn, partial patio, surrounding wooden fences, surround shrubbery and trees, feature flower beds, outside lights, outside tap, gated side access, shed offer power and lighting.

Driveway

Partial block-paved driveway, partial shingle driveway for multiple vehicles, wooden fences, brick-built fence and feature sleepers.

Useful Information

Agent's Notes

Tenure: Freehold

EPC: D

Council Tax Band: D - Approximately £2,147.75

Stamp Duty

First Time Buyer: £5,000

Moving Home: £13,750

Additional Property: £29,500