



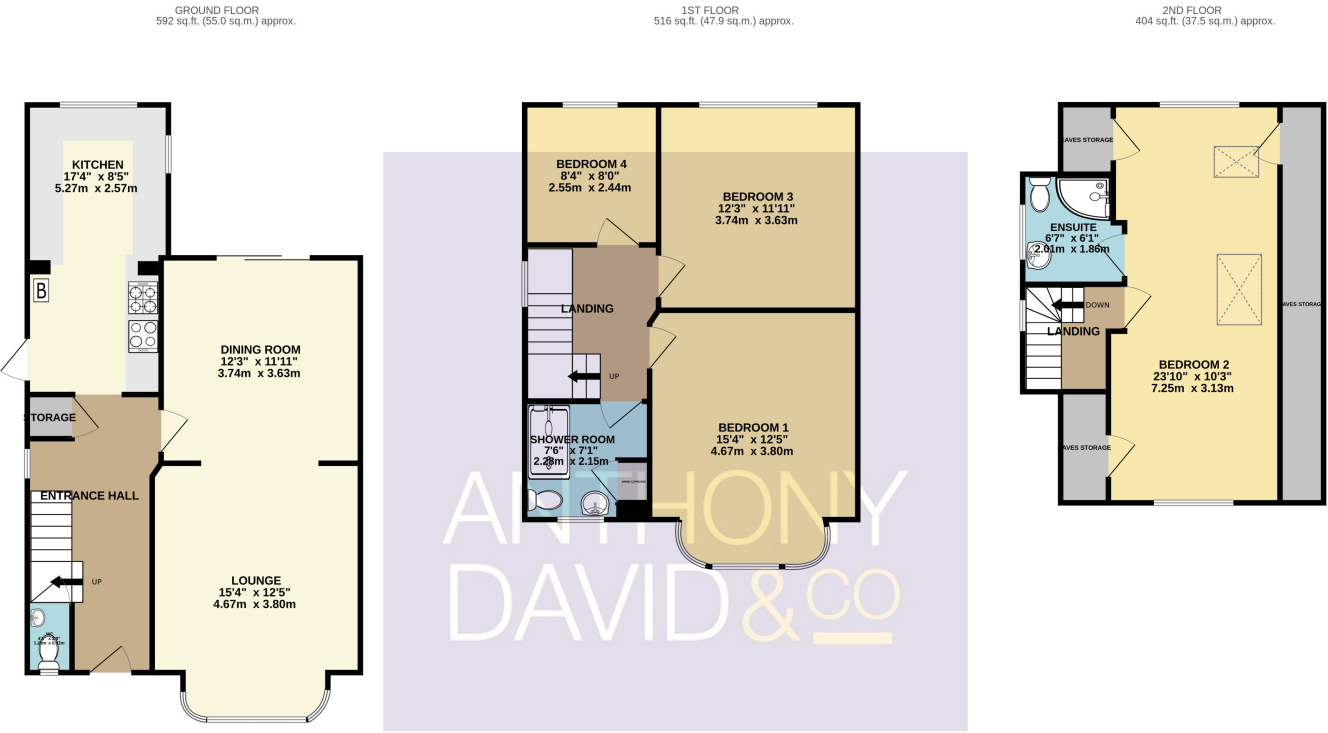
58 Jolliffe Road, POOLE, Dorset BH15 2HE

£499,950 Freehold

A magnificent four bedroom detached house situated on the fringes of Poole and Oakdale within close proximity of local amenities, shops, parks and schools. Poole Town centre with its array of shopping facilities and central transport links is also a short distance away. This substantial residence offers 1500 sq ft of living space set over three floors and viewing is imperative to not only appreciate its convenient location but also the generous and well presented accommodation on offer, which comprises: GROUND FLOOR; reception hall, lounge, dining room, fitted kitchen and downstairs cloakroom. FIRST FLOOR; Two double bedrooms, good sized single bedroom and shower room. SECOND FLOOR; 23' bedroom with en-suite shower room. Externally the property boasts a stunning garden with sun patio manicured lawn with stepping stones leading to a brick built shed. To the front the ample driveway provides off road parking for numerous vehicles. Further features of this ideal family home include: wood burner to lounge, eaves storage, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infant Academy, Longfleet Combined, Oakdale Junior School, Poole High School and St Edwards RC/CoE Secondary.

info@anthonydavid.co.uk
www.anthonydavid.co.uk
 01202 677444

**ANTHONY
DAVID & CO**



TOTAL FLOOR AREA : 1511 sq.ft. (140.4 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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Reception Hall Doors to

Lounge 15' 4" x 12' 5" (4.67m x 3.78m)

Kitchen 17' 4" x 8' 5" (5.28m x 2.57m)

Dining Room 12' 3" x 11' 11" (3.73m x 3.63m)

Downstairs Cloakroom 4' 1" x 2' 8" (1.24m x 0.81m)

First Floor Landing Doors to

Bedroom One 15' 4" x 12' 5" (4.67m x 3.78m)

Bedroom Three 12' 3" x 11' 11" (3.73m x 3.63m)

Bedroom Four 8' 4" x 8' 0" (2.54m x 2.44m)

Shower Room 7' 6" x 7' 1" (2.29m x 2.16m)

Second Floor Landing Door to

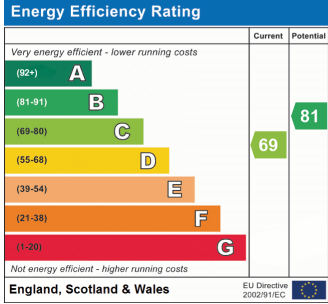
Bedroom Two 23' 10" x 10' 3" (7.26m x 3.12m)

En-Suite Shower 6' 7" x 6' 1" (2.01m x 1.85m)

Garden Enclosed

Driveway Ample off road parking

Council Tax Band D



Property Misdescriptions Act 1991
Property details contained herein do not form part or all 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.