



11 Darbys Close, Oakdale, Poole, Dorset BH15 3DJ

£399,950 Freehold

**** NO FORWARD CHAIN **** A charming three bedroom detached bungalow situated in this superior cul-de-sac location in the heart of Oakdale within close proximity of local shops, schools and parks. Poole Town centre with it's array of shopping facilities and central transport links is also a short drive away. This much loved home has been well maintained and viewing is essential to not only appreciate its sought after location but also the accommodation on offer, which comprises: lounge/diner, fitted kitchen, conservatory, two double bedrooms, one single bedroom/office and shower room with oversized walk-in shower. Externally the property boasts a well maintained Westerly aspect garden with sun deck and lawned area. To the front the ample driveway provides off road parking which in turn leads to a detached garage with power and light. Further features of this ' little treasure' include: feature wall mounted fire to lounge, fitted wardrobes to bedrooms one and two, storage cupboards, UPVC double glazing and gas central heating. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Poole High and St Edwards RC/CoE Secondary.

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**ANTHONY
DAVID & CO**

GROUND FLOOR
1018 sq.ft. (94.5 sq.m.) approx.



Entrance Hall Doors to

Lounge/Diner 4.48m x 3.87m (14' 8" x 12' 8") max

Kitchen 3.55m x 2.81m (11' 8" x 9' 3") max

Conservatory 3.35m x 3.16m (11' 0" x 10' 4")

Bedroom One 3.57m x 3.32m (11' 9" x 10' 11")

Bedroom Two 3.56m x 2.95m (11' 8" x 9' 8")

Bedroom Three 2.37m x 1.80m (7' 9" x 5' 11")

Shower Room 2.56m x 1.65m (8' 5" x 5' 5")

Garage 5.47m x 2.86m (17' 11" x 9' 5")

Garden Westerly aspect

Driveway Ample off road parking

Council Tax Band D

TOTAL FLOOR AREA : 1018 sq.ft. (94.5 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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