



100 Pound Lane, Oakdale, Poole, Dorset BH15 3RS

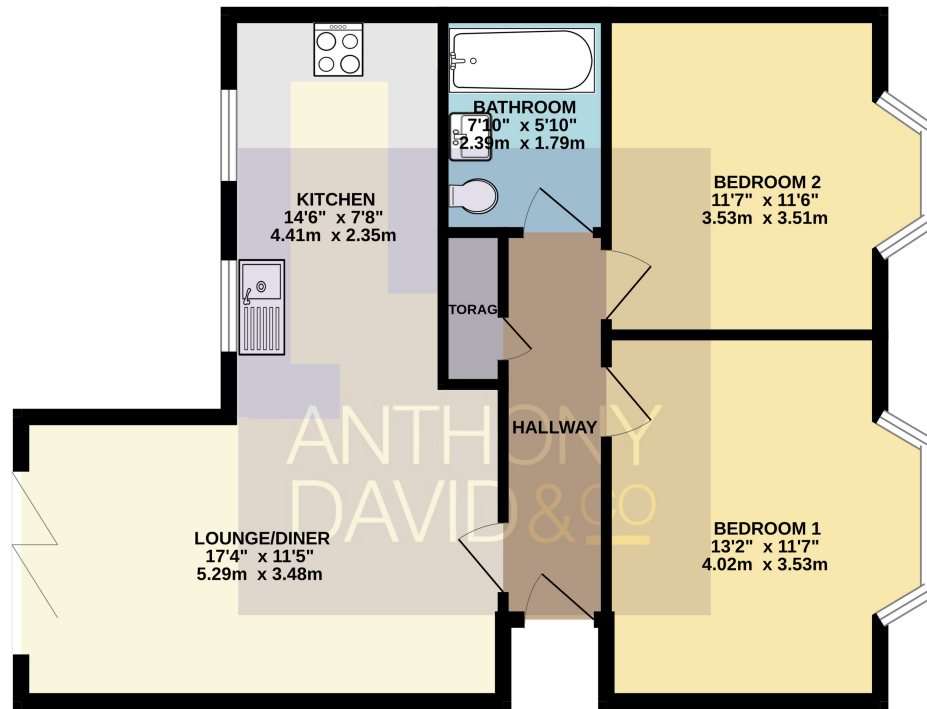
£375,000 Freehold

**** NO FORWARD CHAIN **** A superb detached bungalow situated on one of Oakdale's most premier roads a short distance from shops, schools and amenities. The property has been beautifully modernised internally to a high standard and viewing is imperative to appreciate not only its sought after location but also the stylish accommodation on offer, which comprises: open plan lounge/diner, luxury kitchen (2019), two double bedrooms and contemporary bathroom. Externally the property boasts a South East facing garden, to the front the driveway provides off road parking which in turn leads to a detached garage. Further features of this 'little gem' include: contemporary wall mounted radiators, integrated 'Neff' appliances, Quartz worktops and 'Franke' sink and tap to kitchen, 'Amtico' flooring to the hallway and kitchen, bi-fold doors to lounge/diner, shutters to the front, PIV system, black out blinds to bedroom one, new boiler installed 2023, CCTV and new electric consumer unit (2018) to name but a few. Nearby Schools: St Marys RC primary, Longfleet Primary, Stanley Green Infants, Oakdale Juniors, Poole High School and St Edwards RC/CoE Secondary.

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**ANTHONY
DAVID & CO**

GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.



Entrance Hall Doors to

Lounge/Diner 17' 4" x 11' 5" (5.28m x 3.48m)

Kitchen 14' 6" x 7' 8" (4.42m x 2.34m)

Bedroom One 13' 2" x 11' 7" (4.01m x 3.53m)

Bedroom Two 11' 7" x 11' 6" (3.53m x 3.51m)

Bathroom 7' 10" x 5' 11" (2.39m x 1.80m)

Garden South East facing

Garage Detached

Driveway Off road parking

Council Tax Band C

TOTAL FLOOR AREA : 663 sq.ft. (61.6 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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