



**Strawberry Hill, 114a Ringwood Road
Poole, Dorset, BH14 0RW**

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FREEHOLD GUIDE PRICE £575,000

Nestled into a good sized plot and set up a driveway very well screened from the road, is this deceptively spacious 4/5 bedroom bungalow. Built in 1987 on allotment gardens, the bungalow offers over 1900 sq. ft of versatile accommodation with a generous kitchen through to dining room, large lounge, en suite shower room, family bathroom and cloakroom. The home is well presented and further benefits from a wrap around garden, single detached garage, double glazing, and gas central heating. Some modifications have been carried out since the bungalow was built to include a front extension to the kitchen and the integral garage has been converted into another bedroom/office.

- Detached 5 double bedroom bungalow nestled into a delightful plot approximately 0.25 of an acre, set up a private driveway
- Rare opportunity to purchase such a good size modern bungalow in a central location
- Wrap around gardens making it have a countryside feel, although being very close to Poole Park and the town centre.
- Versatile accommodation and layout
- Spacious kitchen/dining room which is extremely bright catching the morning sun
- Large lounge with patio doors to the front
- Main bedroom with ensuite shower room
- Bedroom 2 is currently used as a further reception room
- Annex potential subject to planning permission
- Inner entrance hall having a feature sky light
- Detached garage with power and light and off road parking for 4 cars
- Westerly facing rear garden having a lawned area and raised patio, ideal for the afternoon/evening sun

Set up a private drive and secluded from the road, 114a Ringwood Road is in a very central location in Oakdale. Poole Town Centre being under 1.5 miles away and Poole Park just over a mile away with a popular boating lake, cafes and restaurants. The local Co-op is opposite the end of the driveway and the property has excellent road links to Poole, and out to the spur road to Dorchester and Ringwood.

COUNCIL TAX BAND: D

EPC RATE: C

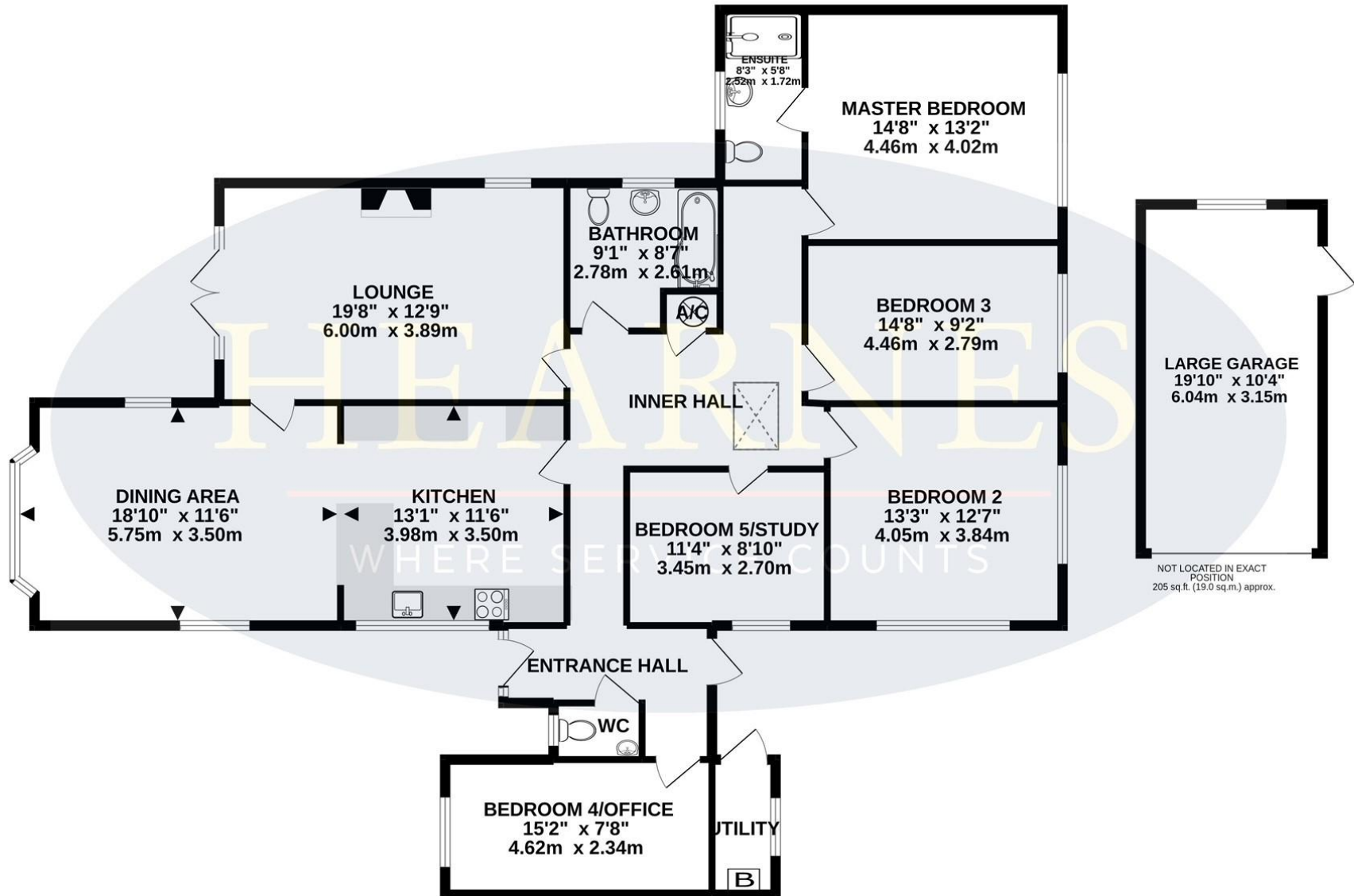
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL FLOOR AREA : 1960 sq.ft. (182.1 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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GROUND FLOOR
1755 sq.ft. (163.1 sq.m.) approx.





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