



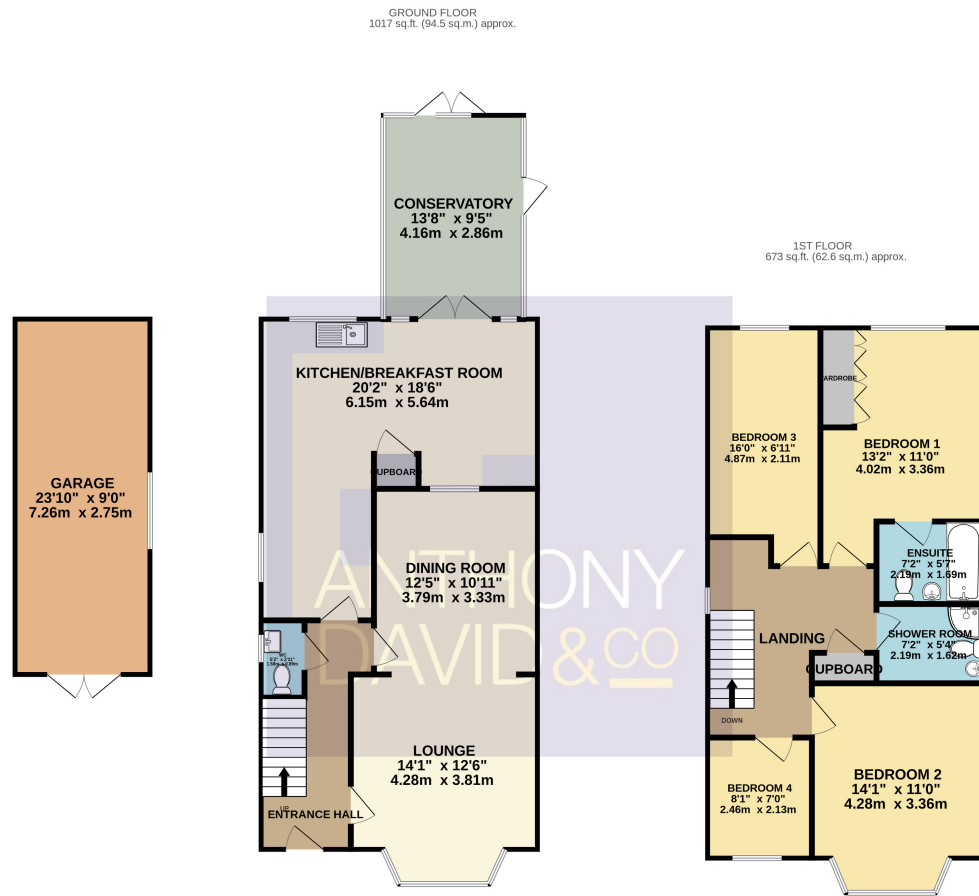
57 Darbys Lane, Oakdale, POOLE, Dorset BH15 3ES

£550,000 Freehold

A superb four bedroom detached house ideally situated on this popular residential road in the heart of Oakdale within close proximity to local shops, schools, parks and amenities. This immaculate property offers over 1400 sq ft of living space and viewing is imperative to not only appreciate its fantastic location but also the pristine accommodation on offer, which comprises: lounge, dining room, conservatory, downstairs cloakroom, stylish kitchen/breakfast room, three double bedrooms, one single bedroom, en-suite bathroom and further shower room. Externally the property boasts a beautifully manicured Westerly aspect extensive garden with sun patio, lawned area with path down to a further patio. To the front the driveway provides ample off road parking which in turn leads to a 23' garage. Further features of this 'forever family home' include: feature fireplace to lounge, storage cupboards, built-in wardrobes to bedroom one, seated bay window area to bedroom two, summer house on a raised decked area, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Poole High and St Edwards RC/CoE Secondary.

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TOTAL FLOOR AREA: 1690 sq.ft. (157.0 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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- Entrance Hall Doors to
- Lounge 14' 1" x 12' 6" (4.29m x 3.81m)
- Dining Room 12' 5" x 10' 11" (3.78m x 3.33m)
- Kitchen/Breakfast Room 20' 2" x 18' 6" (6.15m x 5.64m)
- Conservatory 13' 8" x 9' 5" (4.17m x 2.87m)
- Downstairs Cloakroom 5' 2" x 2' 11" (1.57m x 0.89m)
- Landing Doors to
- Bedroom One 13' 2" x 11' 0" (4.01m x 3.35m)
- En-Suite Bathroom 7' 2" x 5' 7" (2.18m x 1.70m)
- Bedroom Two 14' 1" x 11' 0" (4.29m x 3.35m)
- Bedroom Three 16' 0" x 6' 11" (4.88m x 2.11m)
- Bedroom Four 8' 1" x 7' 0" (2.46m x 2.13m)
- Shower Room 7' 2" x 5' 4" (2.18m x 1.63m)
- Garage 23' 10" x 9' 0" (7.26m x 2.74m)
- Garden Westerly aspect
- Driveway Ample off road parking
- Council Tax Band D



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