



Link Homes  
67 Richmond Road  
Lower Parkstone  
BH14 0BU  
sales@linkhomes.co.uk  
www.linkhomes.co.uk  
01202 612626



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ESTATE AGENTS



**79 Dorchester Road, Oakdale, Dorset, BH15 3QZ**  
**Guide Price £565,000**

**\*\* STUNNING FAMILY HOME \*\*** Link Homes Estate Agents are delighted to present for sale this five bedroom, two bathroom, detached family home positioned in the heart of Oakdale. Comprising of an array of fine features including over 1500 square feet of living accommodation, four double bedrooms on the first floor with bedroom three benefitting from a Jack and Jill bathroom suite, a stylish open-plan kitchen/dining room with direct access onto the landscaped rear garden, a separate cosy living room with feature panelling, a utility room with base mounted units and space for appliances, a three-piece family bathroom suite, a downstairs WC, a double length garage with power and lighting and a block-paved driveway for multiple vehicles! This is a must-view property to appreciate the accommodation on offer!

Dorchester Road is located in the desirable residential area of Oakdale and sits within walking distance to Tesco Express, The Co-Op, doctor's surgeries, Poole Hospital, local pubs and Oakdale Playing fields. Schools close by include St Edward's Roman Catholic/Church of England School, Poole High School, Longfleet Primary, Stanley Green Infant Academy, St Mary's Catholic Primary, Oakdale Junior school and Ocean Academy. Poole Town Centre is approximately just 1.4 miles away and benefits from the Dolphin Shopping Centre, The Lighthouse theatre, Poole bus and train station with direct routes to London Waterloo.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.







## Ground Floor

### Entrance Hallway

Coved and smooth set ceiling, downlights, wall lights, ceiling light, smoke alarm, two longline radiators, wooden composite door to the front aspect, double glazed frosted window to the front aspect, power points, 'Halo' heating system, carpeted stairs to the first floor, understairs storage with the consumer unit enclosed and LVT flooring.

### Living Room

Coved and smooth set ceiling, ceiling light, UPVC double glazed bay window to the front aspect, radiator, feature panelling, power points with USB charging, television point and carpeted flooring.

### Open Plan Kitchen/Diner

Smooth set ceiling, downlights, feature lighting, smoke alarm, UPVC double glazed French doors to the rear aspect, UPVC double glazed windows to the rear aspect, wall and base fitted units, composite sink with drainer, four point induction hob with overhead extractor fan, two integrated 'Bosch' ovens with a warmer, splash back, space for an American style fridge/freezer, integrated 'Bosch' dishwasher, wine rack, power points, feature island with space for bar stools, power points, television point, radiators, 'Stovax' fireplace and LVT flooring.

### Utility Room

Coved and smooth set ceiling, ceiling light, dual aspect UPVC double glazed windows to the side and rear, UPVC double glazed single door to the side aspect, wall and base fitted units, space for a washing machine, space for a dryer, combination boiler, power points and LVT flooring.

### Bedroom Five/Study

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the side aspect, radiator, power points and LVT flooring.

### Downstairs W/C

Coved ceiling, ceiling light, extractor fan, toilet, wall mounted sink with tiled splash back, wall mounted mirror and tiled flooring.

## First Floor

### Landing

Coved and smooth set ceiling, feature ceiling light, smoke alarm, loft hatch, wooden balustrades, longline radiator, UPVC double glazed frosted window to the side aspect, wall lights, power points and carpeted flooring.



### Bedroom Two

Smooth set ceiling, ceiling light, UPVC double glazed bay window to the front aspect, wall lights, power points, radiator, television point and carpeted flooring.

### Bedroom Three

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, power points, television point and carpeted flooring.

### Jack & Jill Bathroom

Smooth set ceiling, downlights, UPVC double glazed frosted window to the side aspect extractor fan, panelled bath with waterfall shower and extra shower head, radiator, toilet, wall mounted sink with under storage and tiled flooring.

### Bedroom Four

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, power points and carpeted flooring.

### Bathroom

Smooth set ceiling, downlights, UPVC double glazed frosted window to the side aspect extractor fan, panelled bath with waterfall shower and extra shower head, radiator, toilet, wall mounted sink with under storage and LVT flooring.

## Outside

### Garden

Mainly laid to lawn, patio area, surrounding shrubbery, double length garage with power and lighting, feature bark boarder, surrounding wooden fences, palm trees, outside lighting, outside power, side gated access and a outside tap.

### Driveway

Blocked paved driveway, side gated access, outside lighting, wooden feature porch, raised feature sleepers, surrounding wooden fences, outside power and a tap.

## Agents Notes

### Useful Information

Tenure: Freehold  
EPC Rating: D  
Council Tax Band: D - Approximately £2,254.94 per annum

### Stamp Duty

First Time Buyer: £19,250  
Moving Home: £19,250  
Additional Property: £48,500