



113 Foxholes Road, Oakdale, Poole, Dorset BH15 3NE

£485,000 Freehold

A stunning four bedroom detached home set at the front of this elite development which is conveniently situated in a popular residential road in Oakdale, within walking distance to schools, parks and amenities. This luxurious home offers circa 1300 sq ft of stylish living which comprising of: Contemporary kitchen/diner, 19ft lounge, downstairs cloakroom, bespoke ensuite and family bathroom. Externally the property boasts a block paved drive providing tandem off road parking and a Westerly aspect rear garden with patio and lawned area. Further features include: Underfloor heating to downstairs, integrated kitchen appliances, PV solar panels and fitted flooring throughout. Nearby schools - Stanley Green Infants, Oakdale Juniors, Poole High and St Edwards RC/CoE Secondary is a short walk away.

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**ANTHONY  
DAVID & CO**

GROUND FLOOR  
616 sq.ft. (57.2 sq.m.) approx.

1ST FLOOR  
624 sq.ft. (57.9 sq.m.) approx.



Entrance Hall 20' 6" x 6' 2" (6.25m x 1.88m)

Lounge 18' 8" x 12' 1" (5.69m x 3.68m)

Kitchen/Diner 18' 8" x 15' 5" (5.69m x 4.70m)

Downstairs Cloakroom 6' 5" x 3' 4" (1.96m x 1.02m)

Landing Doors to

Bedroom One 14' 9" x 13' 10" (4.50m x 4.22m)

Ensuite Shower Room 7' 6" x 5' 2" (2.29m x 1.57m)

Bedroom Two 11' 7" x 9' 2" (3.53m x 2.79m)

Bedroom Three 9' 0" x 9' 0" (2.74m x 2.74m) 9' 0" x 9' 0" (2.74m x 2.74m)

Bedroom Four 8' 2" x 7' 4" (2.49m x 2.24m)

Bathroom 7' 10" x 6' 3" (2.39m x 1.91m)

Garden Westerly Aspect

Drive Off road parking for 2 cars

Council Tax TBC

TOTAL FLOOR AREA: 1239 sq.ft. (115.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		89	90
		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991

Property details contained herein do not form part of or all 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.