



**HEARNES**

WHERE SERVICE COUNTS

**86 Dorchester Road, Oakdale,  
Poole, Dorset, BH15 3SB**



# 86 Dorchester Road, Oakdale, Poole, Dorset, BH15 3SB

## FREEHOLD GUIDE PRICE £550,000- £560,000

An immaculate 3 double bedroom detached chalet style property with versatile accommodation, offering a cozy front lounge, kitchen/dining/breakfast room, snug/tv room and large conservatory with wonderful bifold doors leading to the south facing low maintenance rear garden. The property benefits from having 2 ensuite shower rooms for the 2 bedrooms upstairs, downstairs bathroom with Jacuzzi bath, separate utility room, and off road parking for multiple vehicles. The rear garden is completely south facing, enclosed and private offering pockets of social spaces including a decking area from the conservatory, detached log cabin currently used as a bar/mancave, detached garage with electrics and side access. The vendors have cherished and transformed the property over the past 18 years with every turn of the house being very practically thought of, and it must be viewed in person to appreciate its space and practicality.

- A wonderful 3 double bedroom chalet style property
- Front lounge with electric fire and characterful bay window
- Kitchen/dining room to include ample worksurfaces with under cupboard and plinth lights, Quooker hot tap, wine fridge, dishwasher, Bosch double electric fan oven, single Combi Oven microwave and Bosch induction hob with extractor fan above.
- Downstairs bathroom to include jacuzzi bath with shower above, sink, wc, and Bluetooth entertainment system with speakers in the ceiling with extractor fan
- 2 double bedrooms upstairs both with ensuite shower rooms, fitted wardrobes and eave storage
- Wonderful south facing and low maintenance rear garden, to include artificial lawn and decking, with lighting surrounding the garden for those barbeque evenings
- Log cabin/summer house currently used a bar with electrics and lighting. In addition to this there is a large garage with lighting, water supply and electrics
- Gas central heating via modern radiators and double glazing throughout
- Vendor suited so can accommodate a quick sale!

Set in a desirable area of Oakdale, the road is conveniently located near transport links to Bournemouth and Poole Town Centre's and within walking distance to well recommended schools for all age groups. Close by are local shops and Poole Town Centre, Quay, Park and Hospital are all within 1.5 miles.

**COUNCIL TAX BAND: C**

**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.



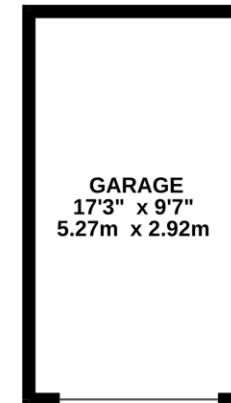
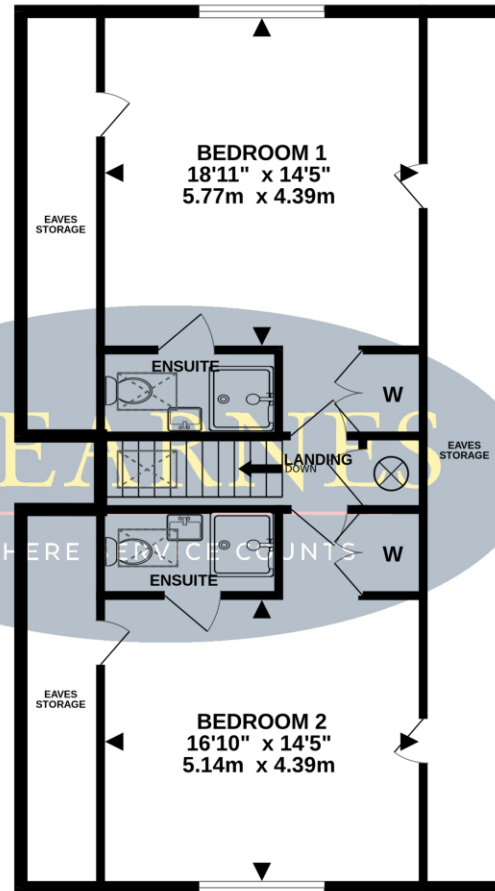
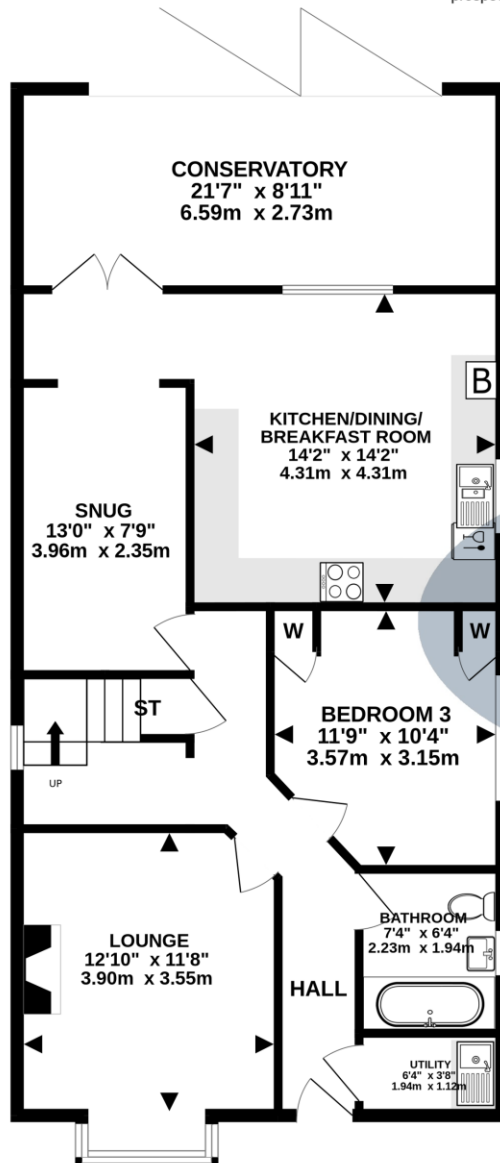




# INCLUDING OUTBUILDINGS

TOTAL FLOOR AREA : 2165 sq.ft. (201.1 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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**OUTBUILDINGS**  
338 sq.ft. (31.4 sq.m.) approx.









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