



32 Linthorpe Road, POOLE, Dorset BH15 2JS

Guide Price £500,000 Freehold

**** NO FORWARD CHAIN **** A superb four bedroom detached house ideally located in this sought after cul-de-sac on the fringes of Oakdale. Ashley Cross with its array of trendy bars and bistros, Poole Hospital and Poole Town centre are all a short distance away. This immaculate property has been tastefully modernised by the current owners and viewing is imperative to appreciate not only its fantastic location but also the circa 1100 sq ft of accommodation on offer, which comprises: sitting room, dining room with access to stylish kitchen, downstairs cloakroom and contemporary bathroom. Externally the property boasts an extensive Southerly aspect rear garden with sun patio and vast lawned area housing a 21' detached garage/workshop/games room and study. To the front the driveway provides ample off road parking. Further features of this family home include: wood burner to sitting room, new boiler, new windows and gas central heating. Nearby Schools - Longfleet Primary, St Marys Catholic Primary, Poole High School and St Edwards RC/CoE Secondary.

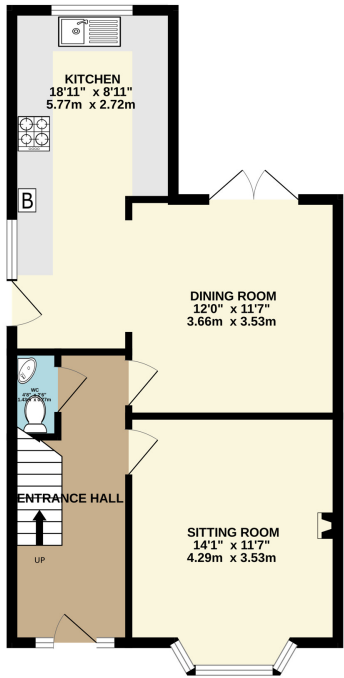
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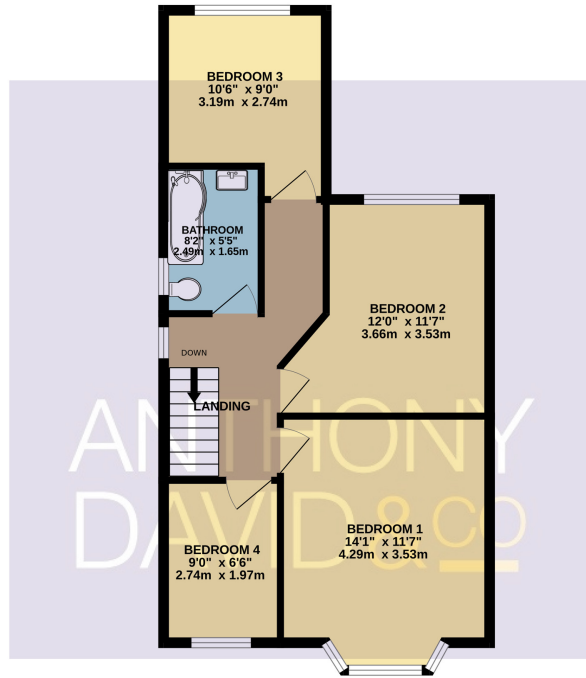
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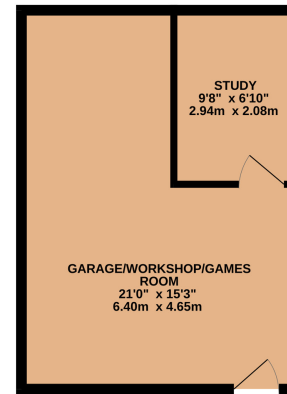
GROUND FLOOR
544 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR
546 sq.ft. (50.7 sq.m.) approx.



OUTBUILDING
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 1409 sq.ft. (130.9 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 16' x 6' 5" (4.88m x 1.96m)

Sitting Room 14' 1" x 11' 7" (4.29m x 3.53m)

Dining Room 12' 0" x 11' 7" (3.66m x 3.53m)

Kitchen 18' 11" x 8' 11" (5.77m x 2.72m)

Downstairs Cloakroom 4' 8" x 2' 6" (1.42m x 0.76m)

Landing Doors to

Bedroom One 14' 1" x 11' 7" (4.29m x 3.53m)

Bedroom Two 12' 0" x 11' 7" (3.66m x 3.53m)

Bedroom Three 10' 6" x 9' 0" (3.20m x 2.74m)

Bedroom Four 9' 0" x 6' 6" (2.74m x 1.98m)

Bathroom 8' 2" x 5' 5" (2.49m x 1.65m)

Detached Family Room 21' 0" x 15' 3" (6.40m x 4.65m)

Study 9' 8" x 6' 10" (2.95m x 2.08m)

Garden Southerly aspect

Driveway Ample off road parking

Council Tax Band - D



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Property details contained herein do not form part 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.