



Total Area: 152.1 m² ... 1637 ft²

All measurements are approximate and for display purposes only



Link Homes

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53 Jolliffe Road, Poole, Dorset, BH15 2EZ

Offers Over £550,000

**** PERFECT FAMILY HOME ** BOASTING OVER 1,600 SQUARE FEET OF LIVING ACCOMMODATION ****

Link Homes Estate Agents are delighted to present for sale this four bedroom, three reception room, three bathroom detached family home in the heart of Oakdale. Benefitting from an array of standout features including four good-sized bedrooms with bedroom one offering a three-piece en-suite and bespoke fitted wardrobes, two separate reception rooms, a separate kitchen leading into the dining room with a vaulted ceiling, a three-piece bathroom suite on the ground floor, a study area, a private garden and a block-paved driveway for multiple vehicles. This is a must-view to appreciate the wealth of living accommodation on offer!

Jolliffe Road is positioned in the desirable residential area of Oakdale and is centrally located. Close by is Poole Town Centre, Poole bus station and Poole train station roughly just 1.5 miles away. The train station connects to the main line going to London Waterloo. Schools in the area include Poole High School, Longfleet Primary, Stanley Green Infant Academy, St Mary's Catholic Primary, Oakdale Junior, Canford Heath Infant/ Junior, Parkstone Grammar, Poole Grammar, St Edwards and Ocean Academy. Local amenities including the Co-op, Post Office, Rowlands pharmacy, Tesco and Aldi Supermarkets, Wessex Gate Retail Park and Poole Hospital are not far from the property.

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 Hall

Coved and smooth set ceiling, downlights, smoke alarm, double-glazed UPVC composite door to the front aspect, radiators, thermostat, cupboard housing the consumer unit, power points and tiled flooring.

Snug

Coved and smooth set ceiling, downlights, ceiling light, double-glazed UPVC bay window to the front aspect, radiator, power points, television point and carpeted flooring.

Bathroom

Smooth set ceiling, downlights, double-glazed UPVC frosted window to the side aspect, extractor fan, fully-tiled, toilet, pedestal sink, heated towel rail, Vermont compact walk-in bath, wall-mounted storage cupboard and lino flooring.

Study

Coved and smooth set ceiling, downlights, radiator, power points and laminate flooring.

Living Room

Coved and smooth set ceiling, downlights, double-glazed UPVC window to the front aspect, double-glazed UPVC window to the rear aspect, radiator, power points and carpeted flooring.

Dining Room

Smooth set vaulted ceiling, ceiling light, double-glazed UPVC Velux-style windows to the side aspect, double-glazed UPVC French doors to the rear aspect, radiator, power points and laminate flooring.

Kitchen

Smooth set ceiling, downlights, double-glazed UPVC frosted door to the side aspect, double-glazed UPVC window to the rear aspect, wall and base mounted units, space for an American-style fridge/freezer, space for a washing machine, space for a tumble-dryer, space for a dishwasher, combi boiler, one and half bowl stainless steel sink with drainer and mixer taps, integrated double-oven, four-point gas hob with stainless steel overhead extractor fan, tiled splashback, power points and tiled flooring.

First Floor

Landing

Coved and smooth set ceiling, ceiling light, loft access, double-glazed UPVC frosted window to the side aspect, airing cupboard, power points and carpeted flooring.

Bedroom One

Coved and smooth set ceiling, downlights, double-glazed UPVC windows to the front and rear aspect, fitted wardrobes, drawers and bedside tables, radiator, power points and carpeted flooring.



En-Suite

Smooth set ceiling, downlights, double-glazed UPVC frosted window to the rear aspect, tiled enclosed shower with glass shower screen, toilet, pedestal sink, wall-mounted heated towel rail and tiled flooring.

Bedroom Two

Coved and smooth set ceiling, ceiling light, double-glazed UPVC bay window to the front aspect, power points, radiator and carpeted flooring.

Bedroom Three

Coved and smooth set ceiling, ceiling light, double-glazed UPVC window to the rear aspect, radiator, power points and carpeted flooring.

Bedroom Four

Coved and smooth set ceiling, ceiling light, double-glazed UPVC window to the rear aspect, radiator, power points and laminate flooring.

Bathroom

Coved and smooth set ceiling, downlights, double-glazed UPVC frosted window to the front aspect, bath with overhead shower and glass shower screen, toilet, wall-mounted sink, wall-mounted heated towel rail and vinyl flooring.

Outside

Garden

Partial block-paved patio, partial laid-to-lawn, deck and shingle area, outside tap, outside light, shed, surrounding wooden fences, feature sleepers and side gated access.

Driveway

Block-paved driveway for multiple vehicles, surrounding wooden fences and brick-built walls, surround shrubbery.

Useful Information

Agent's Notes

Tenure: Freehold
EPC: D
Council Tax Band: D - Approximately £2,147.75 per annum

Stamp Duty

First Time Buyer: £6,250
Moving Home: £15,000
Additional Property: £31,500

