

**22 Rose Crescent, Oakdale, Poole,
Dorset, BH15 3JG**



HEARNES

WHERE SERVICE COUNTS

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GUIDE PRICE £350,000 - £360,000

First time to the market in 67 years, is this extended 2 double bedroom detached bungalow, presented in excellent condition. Having a generous kitchen/dining room with integrated appliances, lounge with 2 feature porthole windows, conservatory and modern shower room. Externally the property has been updated to include new cladding to the front, new fascias, soffits and a new roof. Outside is extensive parking, a single garage and private rear garden with brick built storeroom/workshop. Set on a quiet cul de sac in Oakdale and sold with no forward chain.

- Detached 2 double bedroom bungalow set in a popular area of Oakdale
- First time to the market in 67 years, where the previous owners have loved living there and updated it over the years
- Immaculate throughout and sold with no forward chain
- Wonderful kitchen/dining room with an excellent range of white units with work tops over and fitted with integrated appliances to include 4 ring gas hob with extractor, Bosch oven, full height fridge and free standing washing machine. Please note the tumble dryer and freezer are located in the garage
- Dual aspect dining area with stable double glazed door to garden
- Sitting room with an electric fire and a pair of feature porthole windows
- Double glazed conservatory leading to the garden
- 2 double bedrooms, both with fitted wardrobes
- Refitted shower room with walk in double shower
- Replaced internal white doors, double glazing and gas central heating
- New roof in 2022 and replaced soffits, fascias and front cladding
- Good size garage with electric up and over door and further garden brick workshop and covered seating area
- Low maintenance rear garden divided into 3 areas and having a rear patio, central block paved area and further rear patio
- Block paved driveway with parking for 3/4 cars and further side shingle area which could be used as extra parking

Set in a quiet cul de sac off Dale Valley Road in Oakdale, the bungalow is very convenient for the A3049, which leads to Ringwood in one direction and Blandford in the other. Local shops on Dorchester Road and Ringwood Road are approximately half a mile away and Poole Park, Town Centre and harbour, 1.5 miles away.

COUNCIL TAX BAND: C

EPC RATE: D

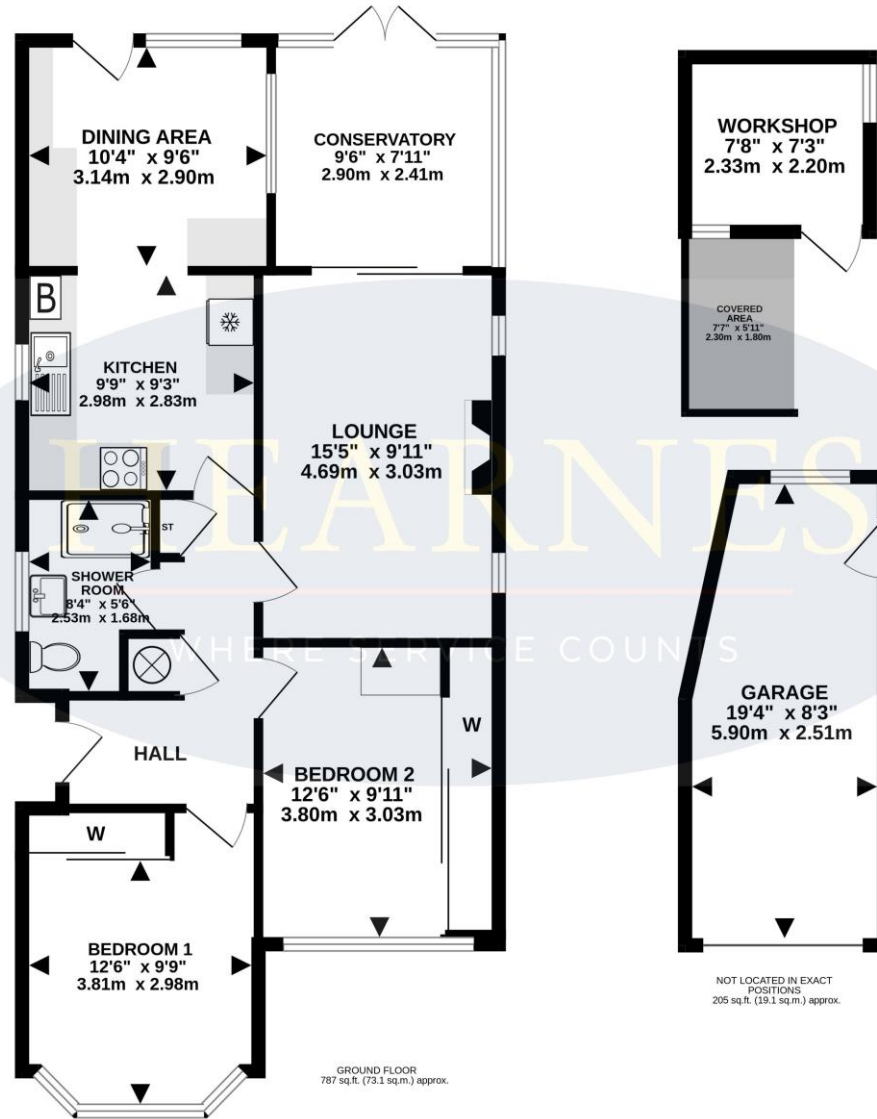
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL FLOOR AREA : 992 sq.ft. (92.2 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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www.hearnes.com

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