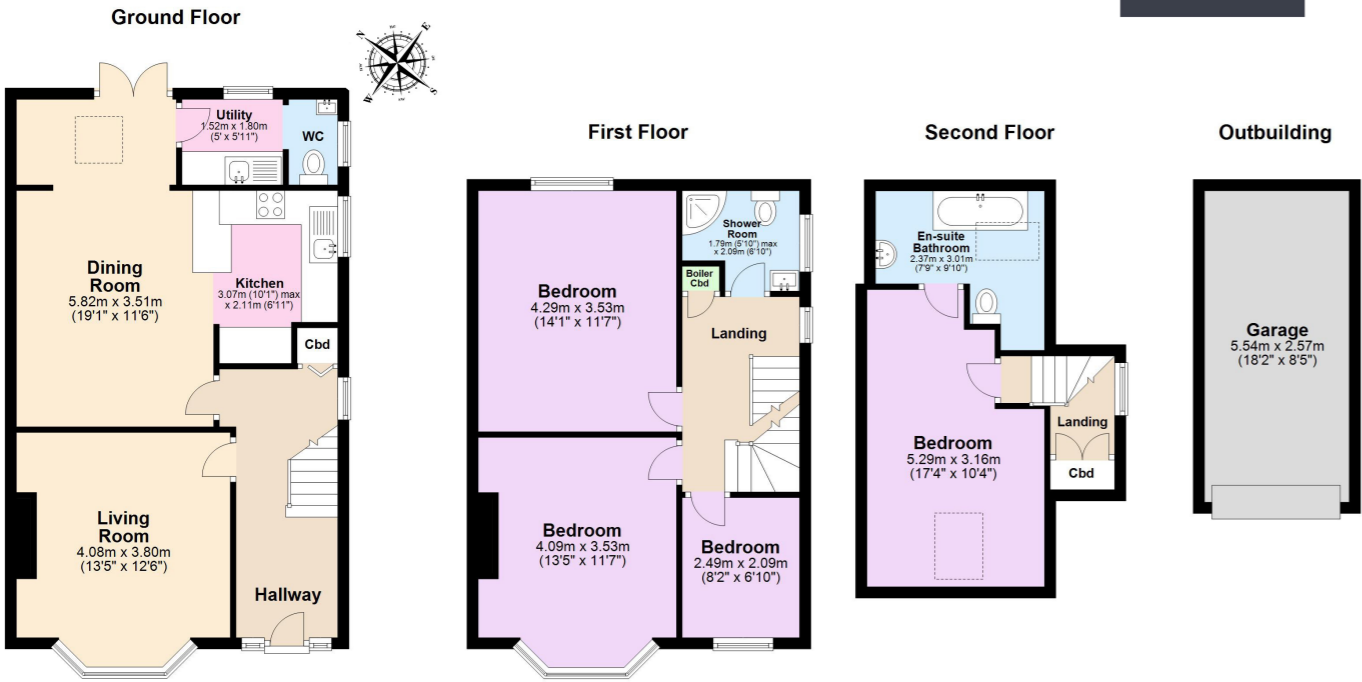


Link Homes
67 Richmond Road
Lower Parkstone
BH14 0BU
sales@linkhomes.co.uk
www.linkhomes.co.uk
01202 612626



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Total area: approx. 140.0 sq. metres (1507.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error. Omission and misstatement. 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. Plan produced using PlanUp.



11 Gorsehill Road, Poole, Dorset, BH15 3QH
Guide Price £585,000

**** VENDOR SUITED ** HARBOUR VIEWS ** PERFECT FAMILY HOME **** Link Homes Estate Agents are delighted to present for sale this Four bedroom, two bathroom detached family home arranged over three floors and located in the sought-after Oakdale location. Benefitting from an array of fine features including four bedrooms with bedroom one offering a three-piece en-suite and Harbour views, an open-plan kitchen/dining room with direct access onto the mature and private rear garden, a separate living room with a feature electric fireplace, a separate utility room/cloakroom with space for appliances, a three-piece family bathroom suite, ample storage throughout and a driveway with parking for multiple vehicles. This is a must-view to appreciate the views and over 1500 square feet of living accommodation the property has to offer!

Gorse Hill Road is a premier road in heart of Oakdale, a desirable residential area centrally located and not far from Poole Town Centre, Poole Bus Station, Poole Hospital and Poole Train Station all within walking distance. The Train Station connects to the main line going to London Waterloo. Schools close by include Poole High School, Longfleet Primary, Stanley Green Infant Academy, St Mary's Catholic Primary, Oakdale Junior, Canford Heath Infant/ Junior, St Edwards and Ocean Academy. Local amenities including the Co-op, Post Office, Rowlands pharmacy and Tesco Fleets Bridge are also not far from the property. A truly great location!

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 Hallway

Coved ceiling, smoke alarm, wall lights, UPVC double glazed frosted glass arched door to the front aspect, UPVC double glazed window to the side aspect, radiator, internet point, stairs to the first floor, two storage cupboards with the consumer unit enclosed, power points and laminate flooring.

Living Room

Coved and smooth set ceiling, ceiling light, wall lights, UPVC double glazed bay window to the front aspect, longline radiator, feature electric fireplace, power points, television point and laminate flooring.

Open Plan Kitchen/Dining Room

Coved and smooth set ceiling, downlights, UPVC double glazed window to the side aspect, base fitted units, tiled splash back, stainless steel sink with drainer, four-point induction 'Neff' hob with stainless steel extractor fan, space for an American style fridge/freezer, integrated dish washer, integrated 'Neff' oven and microwave, longline radiator, power points, breakfast bar with room for stools and laminate flooring.

Bar Area

Smooth set vaulted ceiling, downlights, UPVC double glazed Skylight to the rear aspect, UPVC double glazed French doors to the rear aspect, power points, wall mounted electric radiator and laminate flooring.

Utility/Cloak Room

Smooth set ceiling, downlights, UPVC double glazed window to the rear aspect, UPVC double glazed frosted window to the side aspect, base fitted units, space for a washing machine, tiled splash back, composite sink with drainer, a toilet, wall mounted sink, power points, extractor fan and vinyl flooring.

First Floor

Landing

Coved and smooth set ceiling, ceiling light, smoke alarm, wooden balustrades, UPVC double glazed window to the side aspect, power points, airing cupboard with the 'Glow Worm' combination boiler enclosed and carpeted flooring.

Bedroom Two

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

Bedroom Three

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



Bedroom Four

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

Bathroom

Smooth set ceiling, downlights, UPVC double glazed window to the side aspect, extractor fan, double enclosed waterfall shower with extra shower head, toilet, feature sink with under storage, wall mounted vanity with mirrored front, stainless steel heated towel rail, tiled walls and tiled flooring.

Second Floor

Landing

Smooth set ceiling, ceiling light, smoke alarm, UPVC double glazed window to the side aspect, over head built-in storage, power points, wooden balustrades and carpeted flooring.

Bedroom One

Smooth set ceiling, downlights, wooden Skylight to the front aspect with harbour views, radiator, power points, eaves storage, en-suite bathroom and laminate flooring.

Em-Suite Bathroom

Smooth set ceiling, downlights, wooden Skylight to the side aspect, panelled bath with overhead shower and glass shower screen, feature sink, toilet, radiator, part tiled walls and laminate flooring.

Outside

Garden

Laid to patio with lawn & decking area, surrounding brick walls and fences, shed, outside light, shingle area, side gated access and outside tap.

Garage

Single garage with flat roof.

Driveway

Concrete driveway for multiple vehicles, surrounding wooden fences, side gated access, brick wall and shingle area.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: D
Council Tax Band: D - Approximately £2,254.94 per annum.

Stamp Duty

First Time Buyer: £20,000
Moving Home: £20,000
Additional Property: £50,000