



5 The Burrows, Oakdale, Poole, Dorset BH15 3FE

£335,000 Freehold

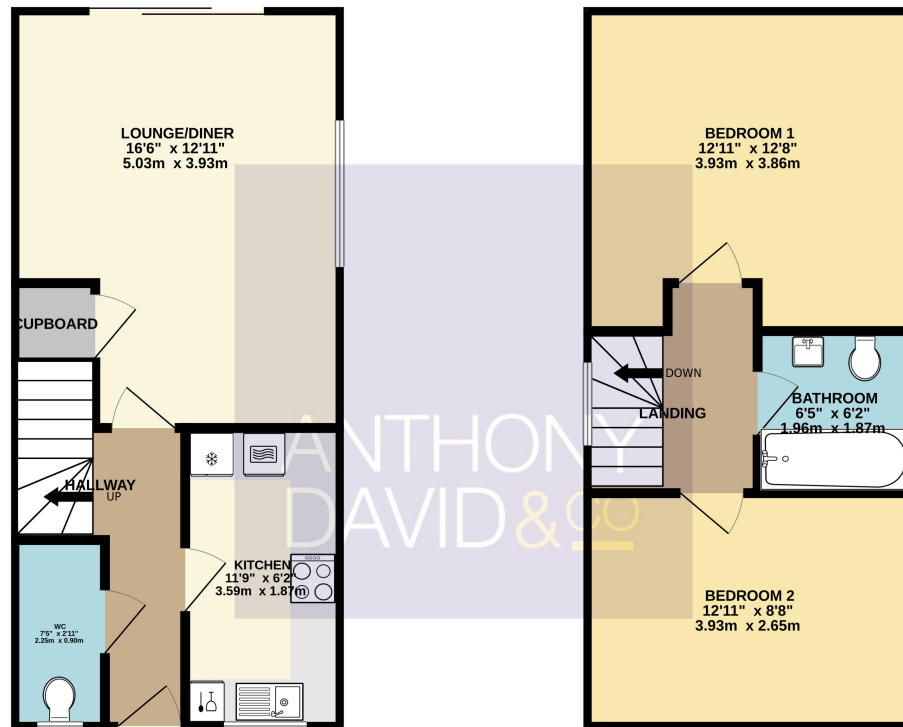
**SIMPLY STUNNING\*\*** A luxurious two double bedroom detached house conveniently situated set back on this elite development on this popular residential road in Oakdale within walking distance to central bus routes, schools, parks and amenities. This stylish home will offer contemporary living throughout and internal viewing is a must to appreciate not only its location but the modern accommodation on offer, which comprises: contemporary kitchen, 16' lounge/diner, downstairs cloakroom and bespoke bathroom. Externally the property boasts a landscaped Southerly aspect garden with sun patio with steps up lawned area. To the front there is an off road parking space. Further features include: Underfloor heating to downstairs, USB points, integrated appliances to kitchen, solar panels, choice of carpets, 10 year ICW builders warranty. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Poole High and St Edwards RC/CoE Secondary is a short walk away.

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**ANTHONY  
DAVID & CO**

GROUND FLOOR  
364 sq.ft. (33.9 sq.m.) approx.

1ST FLOOR  
364 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA: 729 sq.ft. (67.7 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 Doors to

Lounge/Diner 16' 6" x 12' 11" (5.03m x 3.94m)

Kitchen 11' 9" x 6' 2" (3.58m x 1.88m)

Downstairs Cloakroom 7' 5" x 2' 11" (2.26m x 0.89m)

Landing Doors to

Bedroom One 12' 11" x 12' 8" (3.94m x 3.86m)

Bedroom Two 12' 11" x 8' 8" (3.94m x 2.64m)

Bathroom 6' 5" x 8' 8" (1.96m x 2.64m)

Garden Southerly aspect

Parking One allocated space



Property Misdescriptions Act 1991  
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.