

**10 Leverett Gardens, Oakdale,  
Poole, Dorset, BH15 3FB**



**HEARNES**

WHERE SERVICE COUNTS



# 10 Leverett Gardens, Oakdale, Poole, Dorset, BH15 3FB

## FREEHOLD PRICE £360,000

An attractive and low maintenance 3 bedroom, end of terrace home, set down a private drive in Oakdale, in a small development, built by Freshwater Developments in 2016. Offering a spacious kitchen/dining room, with integrated appliances, utility cupboard, fully enclosed rear garden with patio and lawned area, en suite shower room, ground floor cloakroom and 2 off road parking spaces. This well regarded development offers extra features to include underfloor ground floor heating, engineered oak internal doors, stylish bathrooms, UPVC double glazing and gas central heating. This home benefits further from a wonderful media wall in the lounge with fireplace and some panelled walls in the main bedroom, entrance hall and landing.

- Delightful 3 bedroom end of terrace home set in a well-regarded development built in 2016
- Set down a well maintained private road in Oakdale
- Spacious kitchen/breakfast room with cream units with work tops over and integrated appliances to include a 'Neff' oven, hob and extractor, integrated fridge/freezer and dishwasher. Tiled flooring with underfloor heating, and door to utility cupboard with plumbing and space for a washing machine and tumble dryer.
- Attractive ground floor cloakroom
- Lounge with feature media wall and attractive feature fire
- Master bedroom with ensuite shower room
- 2 further bedrooms and family bathroom
- Part boarded loft with pull down ladder
- Recently serviced boiler
- Fully enclosed garden with outside patio and lawned area. Rear access gate
- Gas central heating and double glazed windows with fitted blinds included
- 2 allocated parking spaces (outside house number 8)
- £55.00 per month maintenance charges for the private road to include, lighting, insurance, and gardening

Leverett Gardens is a private road located off Dorchester Road and is within 1.5 miles of Poole Town Centre and a mile to Poole Park. Set in a desirable area of Oakdale, the road is conveniently located near transport links to Bournemouth and Poole Town Centre's and within walking distance to well recommended schools for all age groups. Close by are local shops and Poole Town Centre, Quay, Park and Hospital are all within 1.5 miles.

COUNCIL TAX BAND: C

EPC RATE: B

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



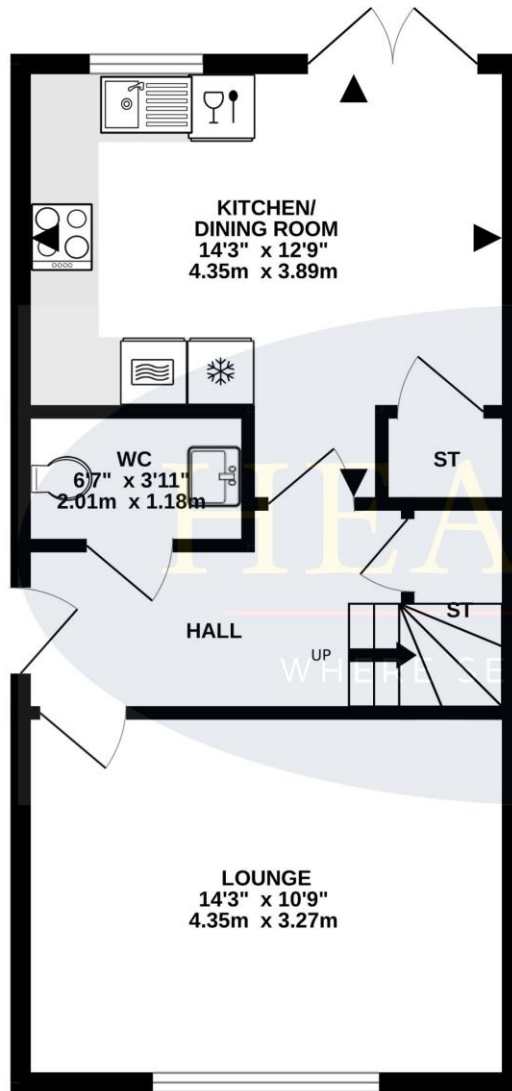




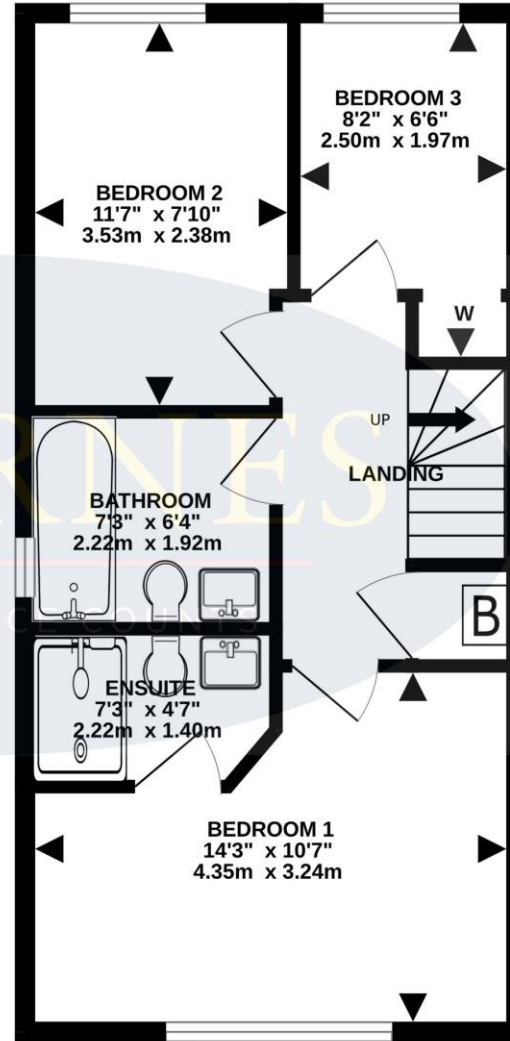


TOTAL FLOOR AREA : 844 sq.ft. (78.4 sq.m.) approx.

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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GROUND FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.









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18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: [poole@hearnes.com](mailto:poole@hearnes.com)

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