



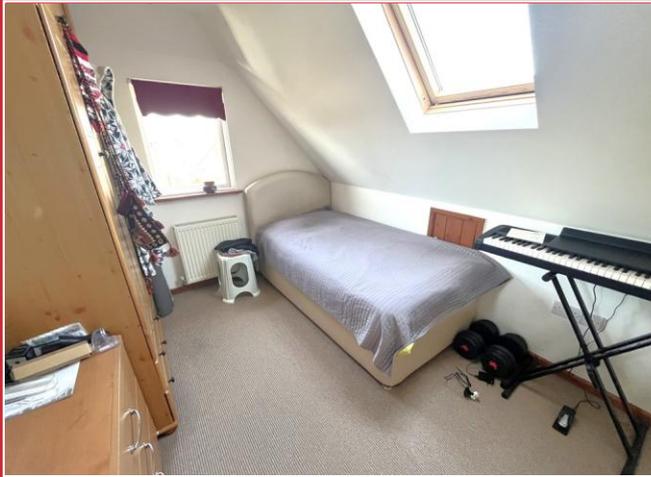
Somerby Road, Oakdale, Poole BH15 3RH

Occupying a generous size plot and situated within a popular quiet residential road close to local schools and amenities lies this fabulous five-bedroom detached family home. There is versatile and spacious living accommodation on offer to include a 22ft approx. lounge and kitchen/dining room and two shower rooms. There is a large rear garden with covered patio, outbuilding/storage shed and to the front the driveway provides off road parking or space for a caravan/motorhome.

EPC: 72 Council Tax Band: C Price: OIEO £600,000 Freehold







Key Features

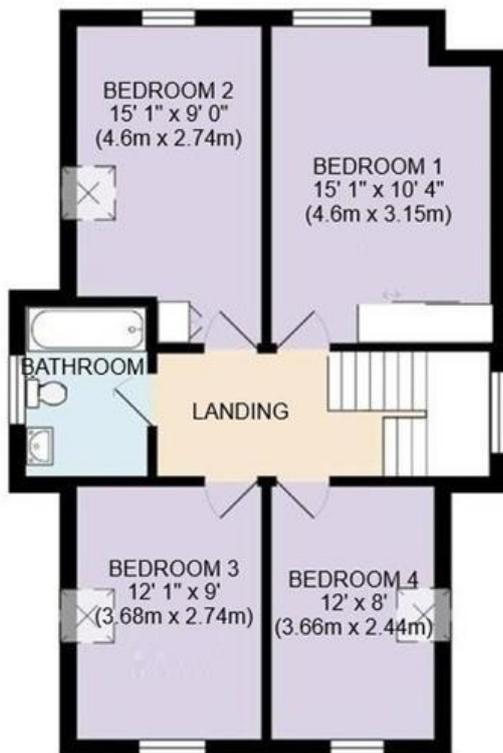
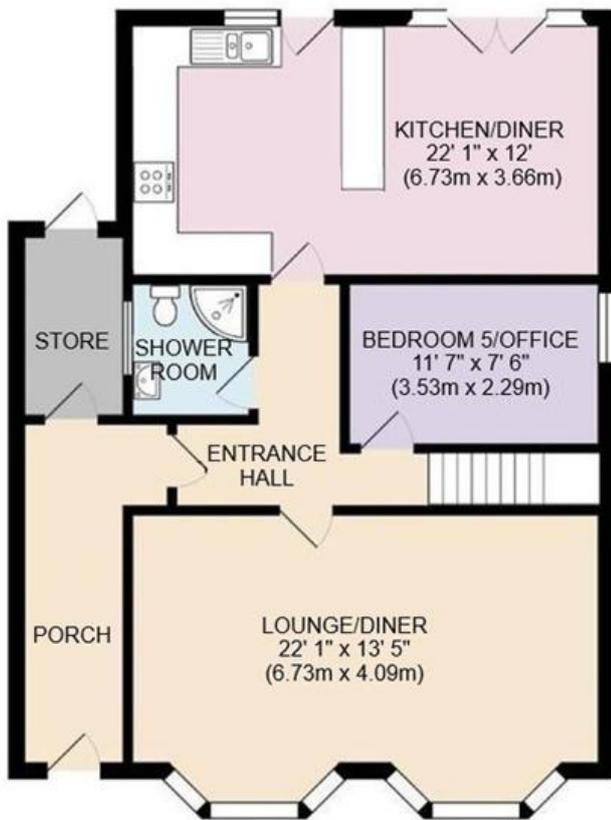
- GENEROUS SIZE DETACHED FAMILY HOME
- ENTRANCE PORCH & STORE ROOM LEADING TO ENTRANCE HALLWAY
- 22ft APPROX LOUNGE WITH BAY WINDOWS
- 22ft APPROX KITCHEN/DINER WITH FRENCH DOORS
- GROUND FLOOR SHOWER ROOM & BEDROOM FIVE WITH DOOR LEADING TO A BASEMENT
- FOUR FIRST FLOOR BEDROOMS & SHOWER ROOM
- GREAT SIZE FAMILY REAR GARDEN
- OUTBUILDING WITH POTENTIAL FOR HOME OFFICE/GYM/SUMMER HOUSE
- BLOCK PAVED DRIVEWAY
- EXCELLENT LOCATION CLOSE TO LOCAL SCHOOLS/AMENITIES

The Property

A UPVC part double glazed door leads in to the porch providing access in to the entrance hallway and located straight ahead is a separate store room with a door leading to the rear garden. Doors from the hallway lead to the 22ft approx. front lounge with bay windows. To the rear is the ample size kitchen/diner with a breakfast bar peninsular and French doors leading outside, also located on the ground floor is a shower room and bedroom five with a door leading to a full size basement.

The first floor offers four generous size bedrooms serviced by a shower room in the middle, with the master and bedroom two to the rear overlooking the garden.

The front is block paved and provides off road parking for multiple vehicles or space for a caravan/motor home. There is a substantial size rear garden with covered raised patio and a hardstanding area to the side. At the far rear is an outbuilding/storage shed which has great potential to use as a home office/gym or to change in to a Summer house.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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