



56a Hamble Road, Oakdale, Poole BH15 3NL
Guide Price £375,000 Freehold





**** VIEW OUR VIDEO TOUR - NEW BUILD FAMILY HOME **** A fantastic newly constructed family residence impeccably finished to an exceptional standard. Nestled at the end of a quiet cul-de-sac the property boasts bright and spacious living areas, making it an ideal choice for discerning buyers. Situated on a generous plot, it features ample off-road parking, an inviting entrance hallway, a spacious lounge/dining room, a luxurious kitchen with integrated appliances, a deluxe family bathroom, three double bedrooms, double glazing, electric heating powered by cutting-edge solar system, EV charging point, a 10-year building guarantee, private rear garden and, importantly, no onward chain. Internal viewing is highly recommended to fully appreciate all this home has to offer.

Entrance hall:

Kitchen:

2.74 x 2.74 (8'11" x 8'11")

Lounge/Dining Room:

5.81 x 3.92 (19'0" x 12'10")

Bedroom One:

4.66 x 4.63 (15'3" x 15'2")

Bedroom Two:

4.89 x 3.39 (16'0" x 11'1")

Bedroom Three:

3.92 x 2.74 (12'10" x 8'11")

Bathroom:

Off Road Parking:

Tenure

Tenure: Freehold

Postcode: BH15 3NL

EPC: C

Council Tax: D

School Catchment Area: Please contact BCP for current admission information

Key Drummond Properties:

To see our properties before they go on the market please like us on Facebook (Key Drummond Estate Agents), Instagram (keydrummodoakdale), and YouTube (Key Drummond - Oakdale).

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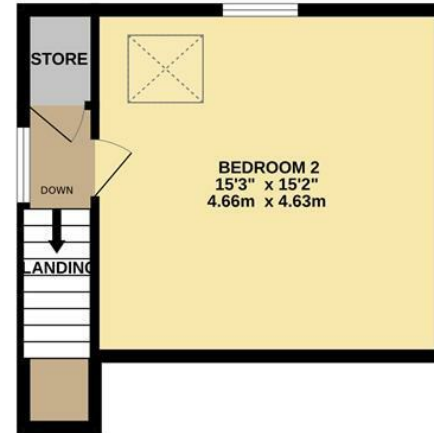
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GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.



1ST FLOOR
290 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 1037 sq.ft. (96.4 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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All room dimensions given above are approximate measurements

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References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			