



14 Dingley Road, Oakdale, Poole BH15 3RD

A superbly presented three double bedroom chalet style home with very well maintained and mature gardens. Special features are UPVC double glazing, two bathrooms, feature master bedroom with vaulted ceiling, contemporary kitchen, conservatory, south facing garden, block paved driveway, garage, attractive internal doors and smooth plastered ceilings throughout.

EPC: TBC Council Tax Band: C Price: £495,000 Freehold

 **3**
 **2**
 **1**





Key Features

- THREE DOUBLE BEDROOMS
- SUPERB LIVING ROOM
- CONSERVATORY
- WELL APPOINTED KITCHEN
- TWO BATHROOMS
- MOTORHOME SPACE AND GARAGE
- SOUTH FACING GARDEN
- BEAUTIFUL PRESENTATION
- QUIET LOCATION
- MUST BE VIEWED

The Property

Situated in this quiet established road within easy reach of schooling, local amenities and the centre of Poole, is this excellently presented home. A feature composite from door opens to a reception hall with engineered oak flooring, which in turn leads to the lounge, and French doors open to the conservatory that overlooks the garden. There is a contemporary fitted kitchen with white gloss units, integrated appliances and quartz work surfaces. There are two double bedrooms with bay windows overlooking the front aspect and a ground floor shower room with a large shower cubicle with 'rain' shower head and underfloor heating.

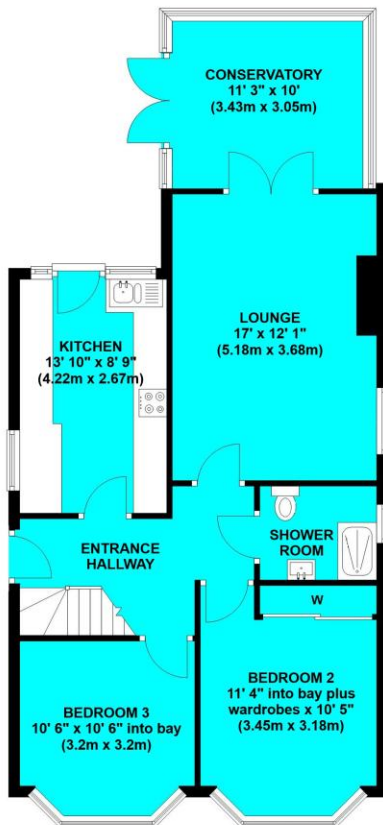
A wooden staircase with brushed steel spindles leads to the galleried first floor landing where there is a feature

master bedroom with vaulted ceiling and windows to both the side and rear aspects, along with a large bathroom with a separate shower cubicle and under floor heating.

A block paved driveway provides off road parking. There are raised borders and the driveway leads along the side of the property via double gates to the rear garden, where there is a patio area with a covered porch with lighting and water tap, this then leads to the garage which has restricted vehicle access. Directly to the back of the property is an area of decking with a paved pathway to the side leading to a neatly kept area of lawn with established shrub borders. The rear garden is fully enclosed and there is a substantial timber shed.

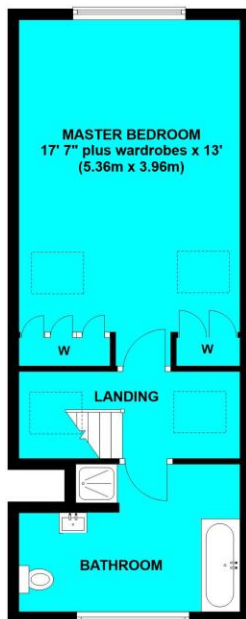
Ground Floor

Approx. 76.3 sq. metres (821.0 sq. feet)



First Floor

Approx. 41.7 sq. metres (448.7 sq. feet)



Total area: approx. 118.0 sq. metres (1269.8 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	81
(55-68)	D	69
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

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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