



HEARNES

WHERE SERVICE COUNTS



# Oaks Drive, St. Leonards, BH24 2QR

Asking Price £635,000

PURCHASER INCENTIVES AVAILABLE PLEASE ASK AGENT

A wonderful private wrap around garden, spacious kitchen/dining room and ample off-road parking, are just a few features of this outstanding detached home.

This beautifully presented home is built by well-known local developers to an incredibly high specification. The list below is a rundown of the specification included in these delightful homes:

- Air source heat pumps.
- Underfloor heating to ground floor.
- All bathrooms: tiled floors, tiled wet areas and half tiles.
- Kitchen, Utility, and hallway LVT Flooring
- Bedrooms, living, first floor carpeted.
- Bathrooms and w/c Tiled floors.
- Air source heat pumps.
- Underfloor heating to ground floor.
- All bathrooms: tiled floors, tiled wet areas and half tiles.
- Kitchen, Utility, and hallway LVT Flooring.
- Bedrooms, living room, first floor carpeted.
- Bathrooms and w/c Tiled floors.
- Stairs painted with Carpeted stair runner, Oak handrails and Newel caps, glass balustrading.
- All electrical brass ware: Brushed chrome with black inserts.
- Feature painted doors with black ironmongery (handle, hinges).
- Bespoke Skirting and Architraves.
- Electric charges to parking spaces.

**Local Authority:** Dorset

**Council Tax Band:** F

**Energy Performance Certificate:** C

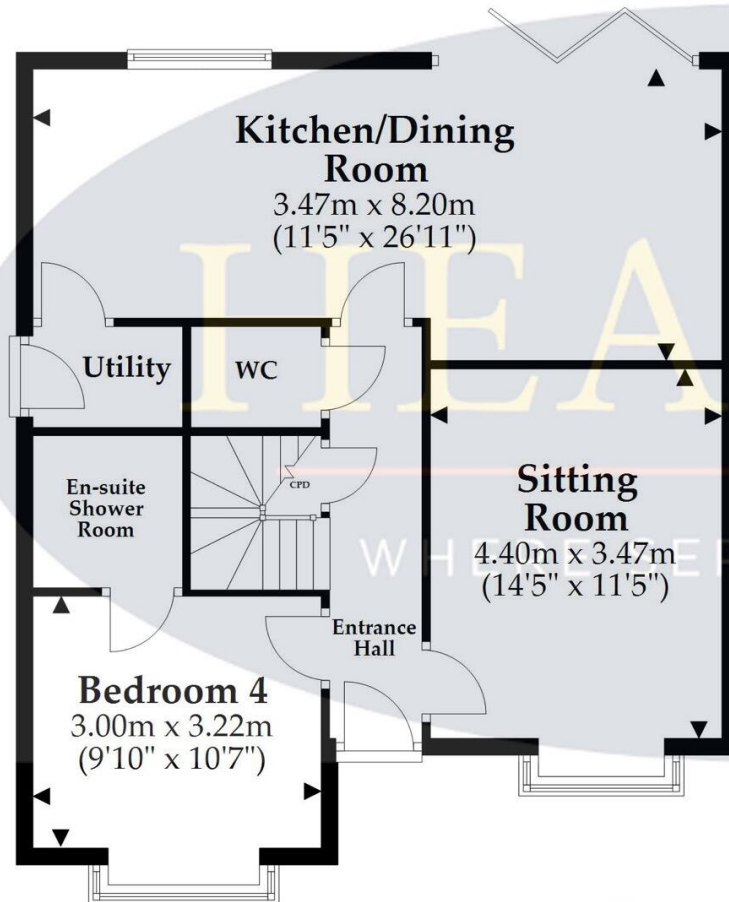
**AGENTS NOTES:** Furniture is AI generated.



Note: Measurements were taken from architect's plans and may not exactly represent the finished room sizes.

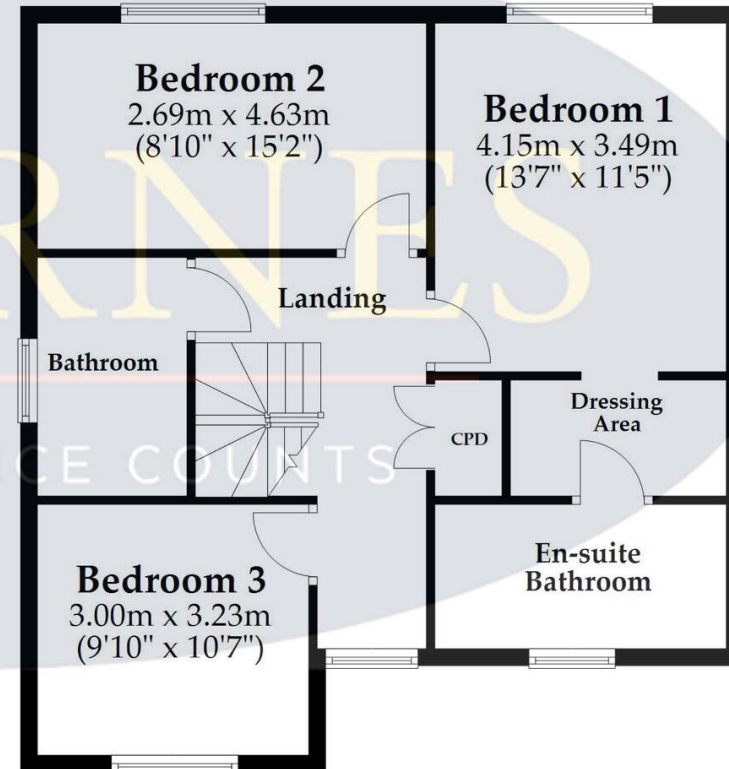
## Ground Floor

Approx. 69.9 sq. metres (752.8 sq. feet)



## First Floor

Approx. 65.4 sq. metres (703.8 sq. feet)



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