



Connells

Oakfalls Napier Road
Poole



Property Description

Connells are delighted to present this 16' wide fully furnished lodge, built to residential standards, nestled within an exclusive gated area of Rockley Park. The residence boasts two generously sized bedrooms (one ensuite) providing comfort and privacy. The open-plan living area is the perfect entertainment space, seamlessly connecting to a private outdoor south facing decked area.

Entrance Hall

With shoe storage to the left and cloak cupboard to the right there is plenty of storage for outerwear.

Lounge/kitchen

15' 4" x 20' 3" (4.67m x 6.17m)

This has two double sliding patio doors which together with the vaulted ceiling give the room a light and airy feeling. It has been fitted with a new carpet (2023) and comes with a Sofology leather suite, coffee table and 42" smart TV. The kitchen has an integrated fridge freezer and dishwasher (both replaced in 2022) and washer dryer, oven, microwave and gas hob plus a range of kitchen units.

Outside

Decking wraps around the front and side of the lodge, accessed from either the front door or a pair of patio sliding doors. The large south facing outside area, with glass balustrade, overlooks the water feature from which Oak Falls derives its name, is equipped with a table and 4 chairs, and replaced in 2023.

Bedroom One

11' 4" x 9' 6" (3.45m x 2.90m)

This large double bedroom has a king size ottoman bed for extra storage, large fitted wardrobes, bedside tables, dressing table and chest of drawers and 32" TV with door to:

En Suite

6' 6" x 5' 5" (1.98m x 1.65m)

This generously sized En-suite bathroom with wash hand basin and WC also has a full size bath with shower over and glass screen.

Bedroom Two

7' 4" x 12' 2" (2.24m x 3.71m)

This large second bedroom has two 3' single beds which can zip together to make a large super king size bed. It also has a bedside table, fitted wardrobes with dressing table and 32" TV.

Bathroom

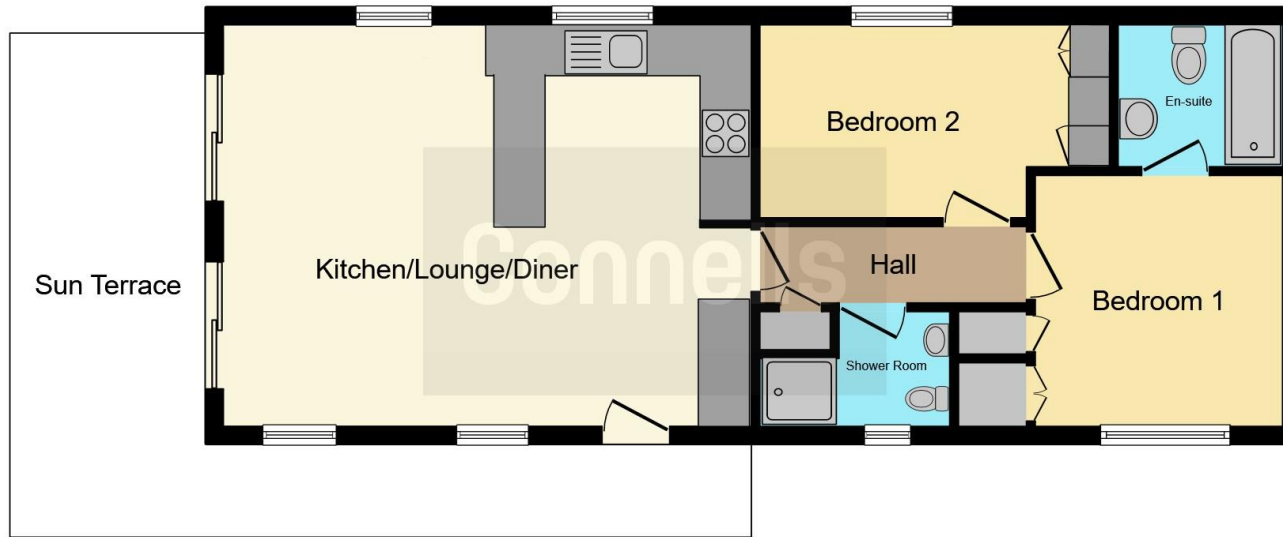
7' 3" x 4' 4" (2.21m x 1.32m)

Family bathroom with hand basin, WC and shower cubicle.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: Exempt

Tenure:

view this property online connells.co.uk/Property/WIN306665

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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