



10 Enfield Road, Oakdale, Poole BH15 3LJ

A beautifully presented and spacious four bedroom semi-detached family home, offering versatile accommodation arranged over three floors, together with a wonderful open plan kitchen/dining/family room leading to a fantastic south-facing garden.

EPC: 46 Council Tax Band: D Price: £435,000 Freehold

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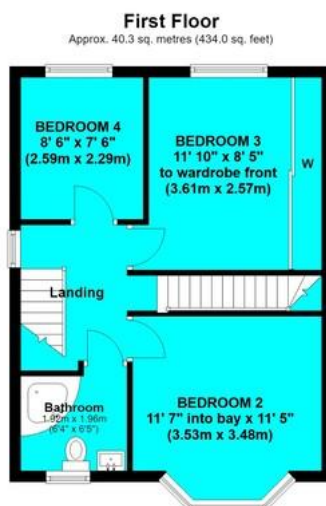
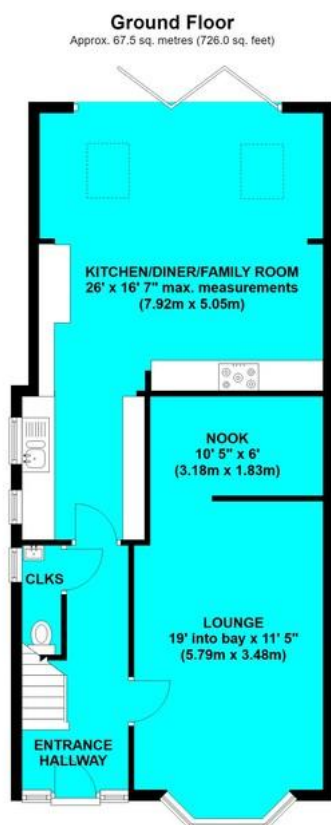
Key Features

- SPACIOUS EXTENDED FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- ENTRANCE HALLWAY & GROUND FLOOR CLOAKROOM
- FRONT SEPARATE LOUNGE WITH OFFICE NOOK
- WONDERFUL KITCHEN/DINING/FAMILY ROOM
- MODERN CONTEMPORARY BATHROOM
- DRIVEWAY & DETACHED GARAGE
- IMPRESSIVE SOUTH FACING GARDEN WITH LARGE PATIO
- POPULAR & CONVENIENT LOCATION CLOSE TO LOCAL SCHOOLS, AMENITIES & PUBLIC TRANSPORT
- SHORT DRIVE TO THE TOWN CENTRE

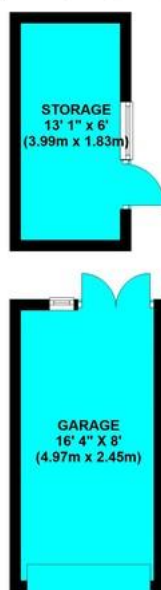
The Property

Upon entering, the welcoming hallway features part-coloured wainscoting, grey wood-effect laminate flooring, stairs and balustrade to the first floor and a useful ground floor cloakroom. To the front is a roomy, cosy lounge with feature bay window and continuation of the wood-effect flooring. The room is currently partly separated at the rear to create an office nook, although this could easily be adapted to create one larger reception room. To the rear, the superb kitchen/dining/family room is a particular feature, perfectly blending indoor and outdoor living. Featuring a vaulted ceiling, bi-folding doors opening onto the garden, high-gloss cream cupboards, drawers and matching storage, there is ample space for an American-style fridge/freezer, dining table and chairs, with an oversized tiled floor completing this impressive family space. The first floor provides three

bedrooms, comprising two doubles and a good-sized single, together with a contemporary family bathroom. The second floor is dedicated to a wonderful master bedroom, offering superb proportions with a light, bright and airy feel. Outside, the front is partly enclosed by brick walling with mature planting and shrubbery. A driveway provides ample off-road parking and leads to the detached garage. The impressive south-facing rear garden enjoys a good degree of privacy and seclusion, with a large initial patio ideal for outdoor dining and entertaining, beyond which is a lawned garden and storage shed, enclosed mainly by close-boarded fencing. This outstanding family home is situated close to popular schools, local amenities and excellent bus services, with Poole town centre and Poole Park just a short drive away.



Outbuilding
Approx. 19.4 sq. metres (209.3 sq. feet)



Total area: approx. 148.3 sq. metres (1596.2 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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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