



SHOTTSFORD ROAD, OAKDALE, POOLE, BH15 3DU

Guide Price £400,000 - £425,000



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**\*VENDOR SUITED\***

Positioned at the end of a private road, within a quiet cul-de-sac of just four properties, this detached bungalow was built in 2012 and offers peace and seclusion. Beautifully maintained and perfectly suited for low-maintenance living, the attractive frontage and mature surroundings create an immediate feeling of privacy and exclusivity without compromising on space or comfort.

Inside, the accommodation is bright, spacious, and thoughtfully arranged. The kitchen breakfast room is both practical and stylish, with a side door providing direct access to the carport and side garden, making everyday living convenient and functional. Further benefits include a brand new combi boiler with a 10-year warranty, offering added peace of mind for the next owner.

The principal bedroom enjoys patio doors opening directly onto the southerly facing garden and benefits from a dedicated dressing area with built-in wardrobes and a modern en-suite shower room.

The second bedroom is another comfortable double room, complete with fitted sliding mirrored wardrobes, and is served by a well-appointed family bathroom.

The conservatory provides additional living space and overlooks the private rear garden, creating an ideal space for dining, relaxing, or enjoying the garden throughout the year.

Outside, the southerly facing garden provides a private and peaceful setting, while the generous side area offers potential for a log cabin, home office, garden studio, or further outdoor entertaining space, subject to any necessary permissions.

The bungalow also benefits from excellent parking, with two spaces directly in front, an additional driveway space, and double electric gates opening to a covered carport with further room for vehicles, a boat, or secure storage.

This is a rare opportunity to acquire a detached bungalow in a discreet and highly desirable position all within easy reach of local amenities and transport links.



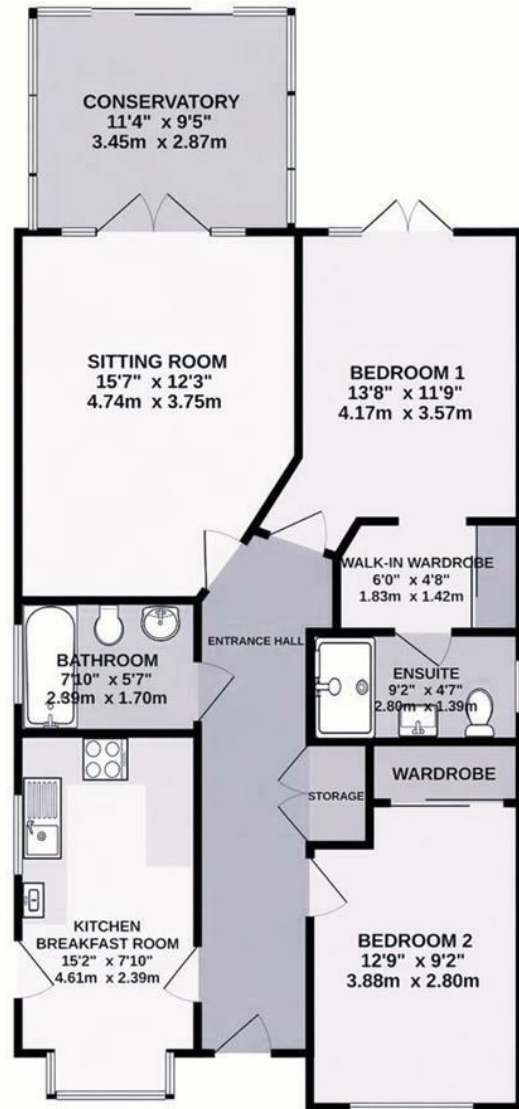
- Built in 2012
- Quiet cul-de-sac position of just four properties
- Two double bedrooms
- Principal bedroom with dressing area and en-suite shower room
- Southerly facing private rear garden
- Newly fitted combi boiler with 10 year warranty
- Kitchen breakfast room with side access to garden
- Conservatory overlooking the rear garden
- Double electric gates leading to covered carport and additional secure parking
- FREEHOLD - EPC Rating: C - Council Tax Band: C





## Location

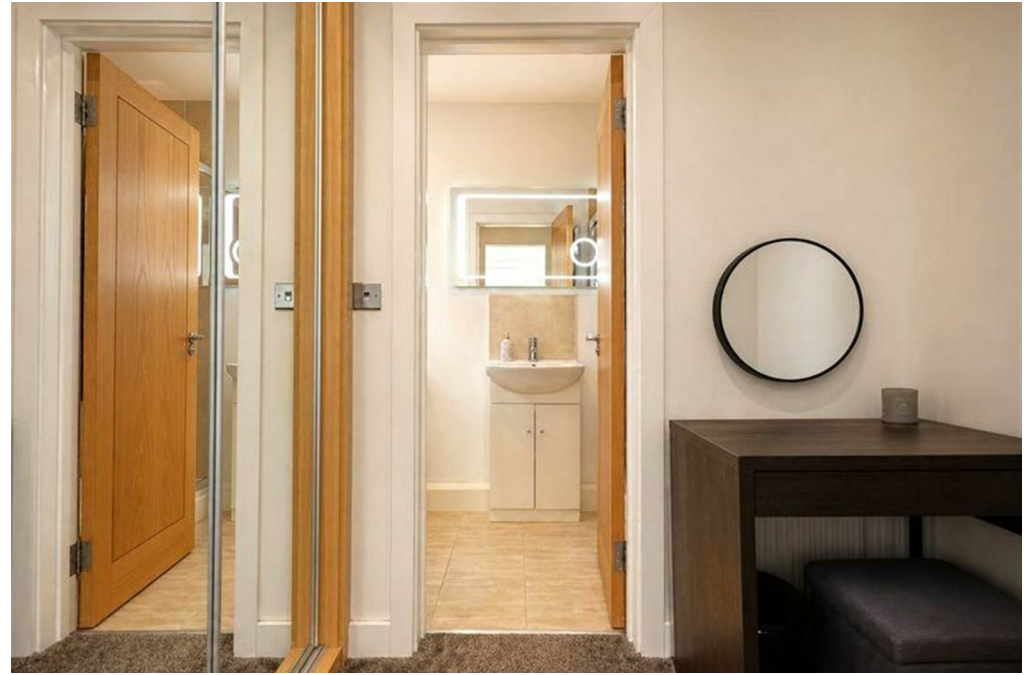
Situated in the popular Oakdale area, the property is within easy reach of local shops, everyday amenities, Oakdale Library, and well regarded schools including Stanley Green Infants, Oakdale Juniors, Poole High School, and St Edward's RC/CE Secondary School. Poole town centre, Quay, Dolphin Centre, Poole Park, coach and train station are also nearby, offering excellent transport links and convenient access to the wider area.



TOTAL FLOOR AREA : 894 sq.ft. (83.1 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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