



Dingley Road, Oakdale, Poole BH15 3RD

We are delighted to offer for sale this very well presented, spacious, four-bedroom detached bungalow, set on an ever-sought-after road, close to local shops and amenities. Excellent, versatile accommodation and a delightful secluded rear garden. Viewing absolutely essential!

EPC: 68 Council Tax Band: C Price: £450,000 Freehold

 **4**  **1**  **2**





Key Features

- FOUR BEDROOMS
- SITTING ROOM WITH WOODBURNER
- ORANGERY WITH WARM ROOF
- KITCHEN WITH INTEGRATED APPLIANCES
- WELL APPOINTED BATHROOM
- PLEASANT SECLUDED GARDEN
- SIZEABLE DRIVEWAY
- VERY WELL PRESENTED
- PRIME LOCATION
- MUST BE VIEWED

The Property

Upon entering the bungalow, there is a hallway which serves all principal rooms. With a lovely warm feel of character throughout, one will find a cosy sitting room with feature wood burner and this room leads out via French doors into an orangery with pitched warm roof, including two Velux windows and a delightful aspect overlooking the secluded rear garden. French doors again lead out to a decked entertaining area. There is a well fitted kitchen with range of appliances.

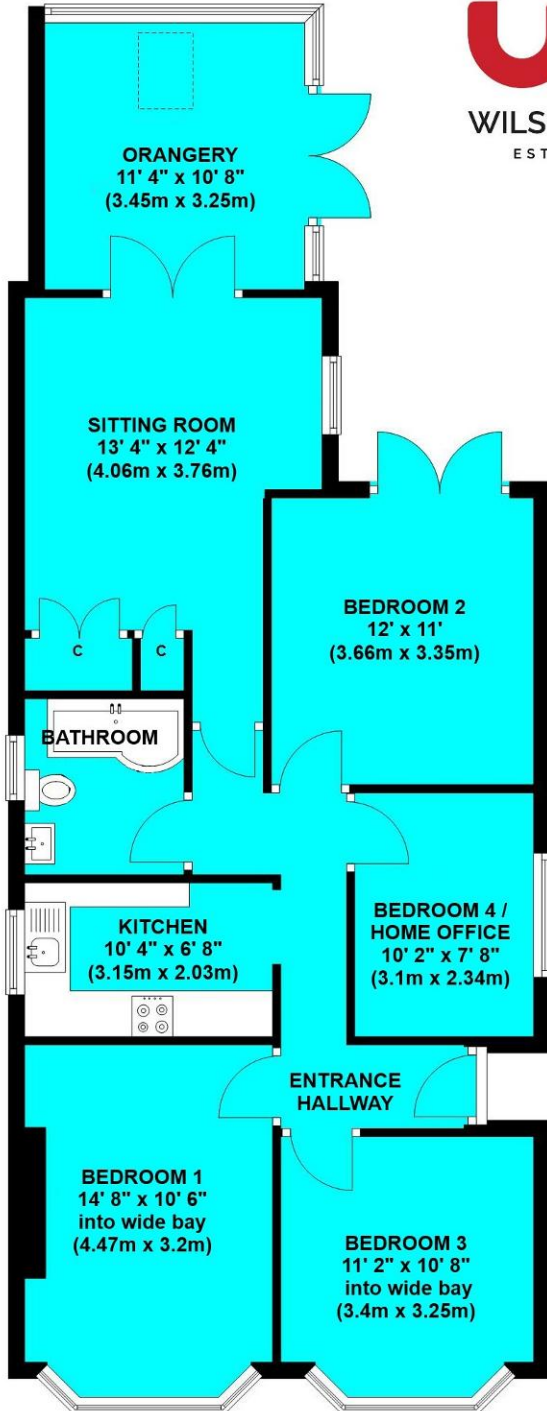
Bedroom 1 is of a good size having been the original living room, with a wide bay window including plantation shutters overlooking the front garden. The current owners use bedroom 2 as the main bedroom and this has the benefit of French doors leading out to the decked area. Bedroom 3 again has a wide bay window including professionally

installed shutter blinds. Bedroom 4 can be used as a home office if needed. To complete the picture, there is a well-appointed bathroom.

To the front of the property there is an excellent block paved driveway providing parking for several cars and this area is bordered by an extremely tidy conifer hedge, shared with next door. A pathway alongside the property leads to the secluded private rear garden, which has a decked entertaining area from where two steps lead down to a resin area, again suitable for table and chairs etc. The garden is well screened by mature hedgerow and features a glazed summerhouse with light and power measuring 11' 4" x 9' 6". Further bespoke timber garden store alongside the property with additional bin storage area.

Ground Floor

Approx. 86.1 sq. metres (927.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)	68	76
D		
(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		

Total area: approx. 86.1 sq. metres (927.3 sq. feet)

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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