



## 4 Birchwood Road, Upton, Poole, Dorset. BH16 5LE

- Well-presented two bedroom detached bungalow in a quiet and popular residential location
- No forward chain, offering a straightforward and attractive purchase
- Spacious living room with fireplace feature
- Modern fitted kitchen with soft-close units, butler sink and integrated NEFF appliances
- Two well-proportioned bedrooms, ideal for guests or home working
- Contemporary bathroom featuring a walk-in shower and heated towel radiator
- Detached garage and additional loft room storage
- No Forward Chain
- Excellent location close to shops, amenities, Upton Country Park and transport links



## PROPERTY DESCRIPTION

Situated in a quiet and popular residential area, this two bedroom detached bungalow is well presented throughout and benefits from a detached garage, modern kitchen and bathroom fittings, and a north-east facing garden.

The property is offered to the market with no forward chain, making it an ideal and straightforward purchase for downsizers, retirees or those seeking single-storey living.

The accommodation is arranged around a central hallway, providing access to all principal rooms. The living room is a generous and comfortable space, featuring a fireplace and offers ample room for both seating and occasional furniture.

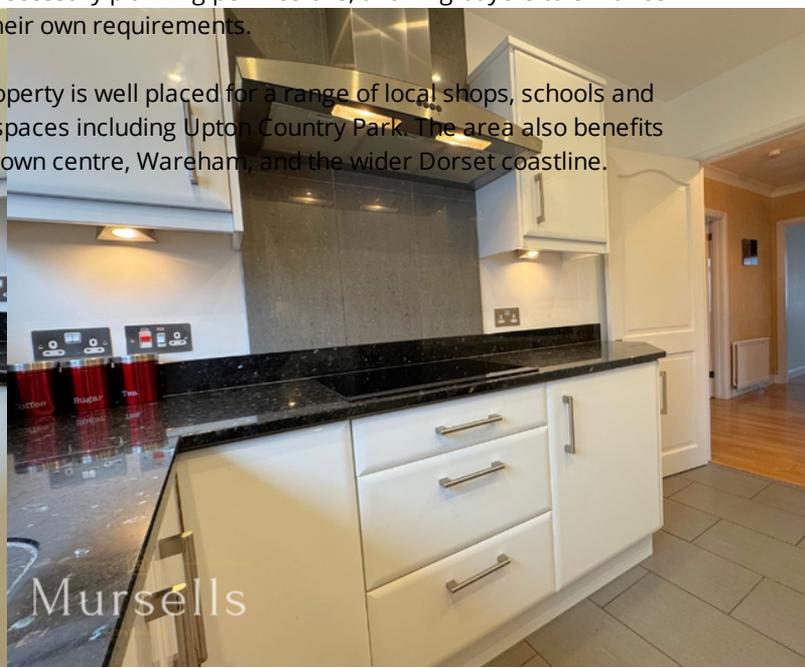
The kitchen is fitted with a quality range of soft-close units and a comprehensive selection of integrated NEFF appliances, including a double oven with warming drawer, induction hob, overhead extractor, washing machine, and integrated fridge. A traditional butler sink adds both character and practicality.

There are two well-proportioned bedrooms, offering flexibility for sleeping accommodation, guest use or home working. The property is served by a modern family bathroom, featuring a walk-in shower, contemporary fittings, and a full-height heated towel radiator.

A useful loft room, accessed via a pull-down ladder, includes a Velux window and provides excellent additional storage or hobby space.

Externally, the bungalow benefits from a north-east facing rear garden, a detached garage, and further potential to extend or reconfigure the accommodation, subject to the necessary planning permissions, allowing buyers to enhance the property to suit their own requirements.

Located on Birchwood Road, Upton, Poole, Dorset, the property is well placed for a range of local shops, schools and everyday amenities, along with excellent access to green spaces including Upton Country Park. The area also benefits from good transport links, with easy access to Poole town centre, Wareham, and the wider Dorset coastline.



## ROOM DESCRIPTIONS

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# FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>80</b>
(55-68)	<b>D</b>	<b>54</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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