



8 Marsh Lane, Poole, Dorset. BH16 5NH

- Impressive Detached House
- Four Bedrooms
- En-Suite and Bathroom
- Living Room & Separate Dining Room
- Study
- Wonderful Front and Rear Gardens
- Extra Large Garage and Driveway
- Sought After Location



PROPERTY DESCRIPTION

Mursells Estate Agents are excited to offer for sale this exceptional detached family home, located on sought-after road in Upton. This splendid property offers an ideal blend of comfort, luxury, and convenience, making it a perfect choice for discerning buyers.

As you approach the property, you are greeted by a beautifully landscaped garden, complete with a serene pond. A sweeping driveway provides ample off road parking for several vehicles and leads to an extra large garage (8'8" x 21'5") with adjoining utility room to the rear, which has base units including sink and spaces for washing machine, fridge and freezer, wine cooler etc.

The delightful front porch invites you to step inside and discover the charm and elegance that this property has to offer.

Upon entering the house, you are welcomed into the hallway. The modern kitchen/diner has a wide range of sage 'shaker style' base and wall units complemented by beech timber effect worktops incorporating integrated fridge, freezer, dishwasher and microwave and space for range style cooker (current appliance may be available via separate negotiation). With room for table and chairs this kitchen is both functional and stylish.

There is a large living room to the front of the house with attractive bay window and double doors opening into the separate dining room, which has sliding doors into a 16'1" x 8'11" conservatory, the perfect place for relaxing overlooking the rear garden. A study ideal for those who work from home, which could easily be utilised as a play room for the children, completes the downstairs accommodation, together with a convenient downstairs w.c.

Moving upstairs, you will find four generously sized bedrooms. The master bedroom boasts a luxurious en-suite bathroom, whilst another large double bedroom features French doors opening onto a balcony that overlooks the beautiful garden, offering a perfect spot to enjoy your morning coffee. There is a fully tiled family bathroom fitted with modern white suite.

Outside, the secluded rear garden has well-maintained lawns bordered by mature shrubs/trees and large patio area, ideal for outdoor dining and barbecues!

This wonderful house has to be viewed internally to be fully appreciated - contact Mursells Estate Agents today to book your appointment.



ROOM DESCRIPTIONS



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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