



4 Guest Road, Poole, Dorset. BH16 5LQ

- Semi-Detached House
- 4/5 Bedrooms
- Stunning Open Plan Kitchen/Living/Dining Room
- Downstairs Shower Room
- Upstairs Family Bathroom
- Utility Room
- Delighted Rear Garden
- Off Road Parking



PROPERTY DESCRIPTION

Mursells Estate Agents are excited to offer for sale this impressive 4/5-bedroom semi-detached house in the sought-after area of Upton, Poole. This spacious home combines contemporary design with practical and versatile living spaces, making it perfect for families and those looking for room to grow with the benefit of Planning Permission approved for single storey rear extension and first floor side extension

As you step inside, you're greeted at the rear of the property by a stunning open-plan kitchen, dining, and living area that serves as the heart of the home. Recently extended approximately 12 months ago, this wonderful space features a modern kitchen complete with island breakfast bar and equipped with high-quality appliances, a water softener for added convenience, and plenty of storage solutions. The airy layout allows for effortless entertaining and family gatherings, with natural light pouring in through large windows.

Adjacent to the kitchen, a well-appointed utility room provides additional workspace, storage with spaces for appliances. Just off the utility room, you'll find a stylish downstairs bathroom complete with a walk-in shower and w.c., ideal for guests and family alike.

The ground floor also boasts two substantial rooms that offer versatile options. Currently, one is used as a downstairs bedroom, perfect for guests or those needing single-level living, while the other serves as a home office, catering to today's work-from-home lifestyle.

Upstairs, there are two spacious double bedrooms and a good size single bedroom with built-in storage cupboard. The family bathroom boasts both a bath and a separate walk-in shower cubicle together with a wash hand basin. There is a separate w.c.

This home is equipped with a high-tech air conditioning system that not only heats and cools but also purifies the air, ensuring a healthy and comfortable living environment year-round.

Step outside to a delightful south-west facing garden that is mostly laid to lawn, providing ample space for children to play, gardening enthusiasts to cultivate, or simply for enjoying sunny afternoons. There is a large attractive patio area to the immediate rear of the house, ideal for relaxing/entertaining.

For those in need of extra storage or potential for future expansion, the loft area is accessible via a pull-down ladder and is partially boarded, providing an excellent opportunity for further development.

This remarkable property offers a perfect blend of modern living, spacious interiors and a fantastic location. Don't miss your chance to view this exceptional property—contact Mursells Estate Agents today to arrange a viewing!



ROOM DESCRIPTIONS



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	69	
(55-68)	D		
(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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