

Gorse Lane, Upton, Poole,
Dorset, BH16 5RR



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Freehold Price £275,00

Vendor suited! A stunning, beautifully presented, 2 bedroom terrace home set in a quiet cul de sac in Upton. The home has been totally transformed by current owners to include a fabulous kitchen with a range of navy units with concrete effect worktops over and a door leading to a conservatory. Upstairs is a brand new, stylish luxury shower room, with generous double shower and 2 elegant bedrooms. The garden has been fully landscaped with a large timber deck off the kitchen and a rear seating area. The garden backs on to an area of woodlands, provided a treetop outlook. The home has a parking bay and there is potential for further parking to the front, although the kerb has not been dropped to the road.

- Stunning 2 double bedroom home with stylish décor throughout (wardrobe remaining in bedroom 2)
- Good size lounge having a fireplace with electric fire, wood effect flooring with stairs leading to the first floor
- Beautiful, refitted kitchen with contemporary navy units and contrasting white work tops over and appliances to include a 4 ring induction hob, oven below and extraction above, space for fridge/freezer, space and plumbing for washing machine and tumble dryer (these stylish black appliances can be purchased)
- Wood effect flooring downstairs and recently fitted carpets upstairs
- Luxury 'black and white' shower room with generous double shower, vanity unit and w.c. Attractive tile effect and complementary black and white flooring
- Double glazing and modern electric heating
- Delightful landscaped rear garden which is fully enclosed and has a wooded outlook. There is a decked area immediately outside the home, a large patio with attractive paving, area of lawn and further rear patio area
- Private parking bay. The front of the property is laid to a shingle area with a path to the front door. The current owners use it as a double width parking space, although the kerb has not been dropped to the road
- Vendor has found a forward purchase

Gorse Lane is conveniently located between Poole and Wareham with its biggest attraction being Upton County Park which is half a mile away. The park, near Poole Harbour, has wonderful cycling and walking routes as well as Upton House, a venue used for weddings and conferences. The property is close to the local Co-op on Poole Road and Upton Infants/Upton Junior and Lytchett Minster schools are all very well regarded are within a mile.

COUNCIL TAX BAND: B

EPC RATE: D

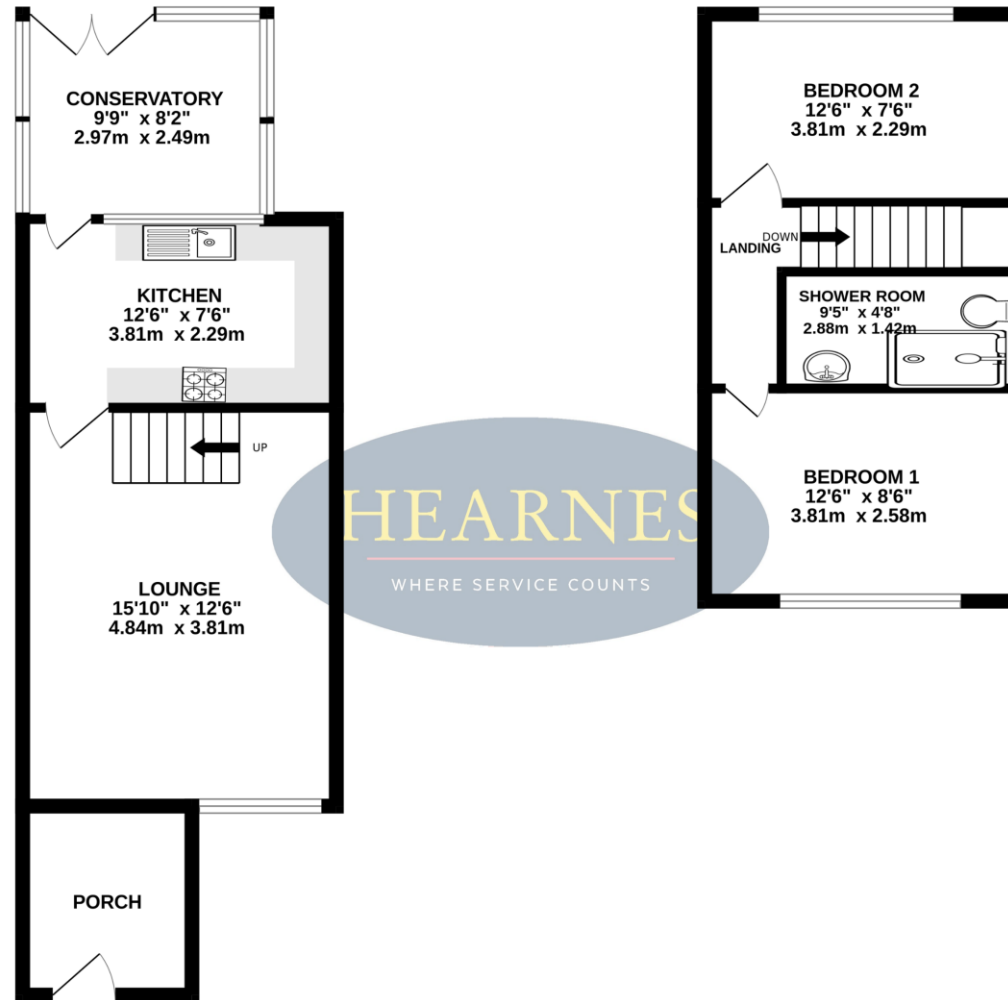
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive





GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.

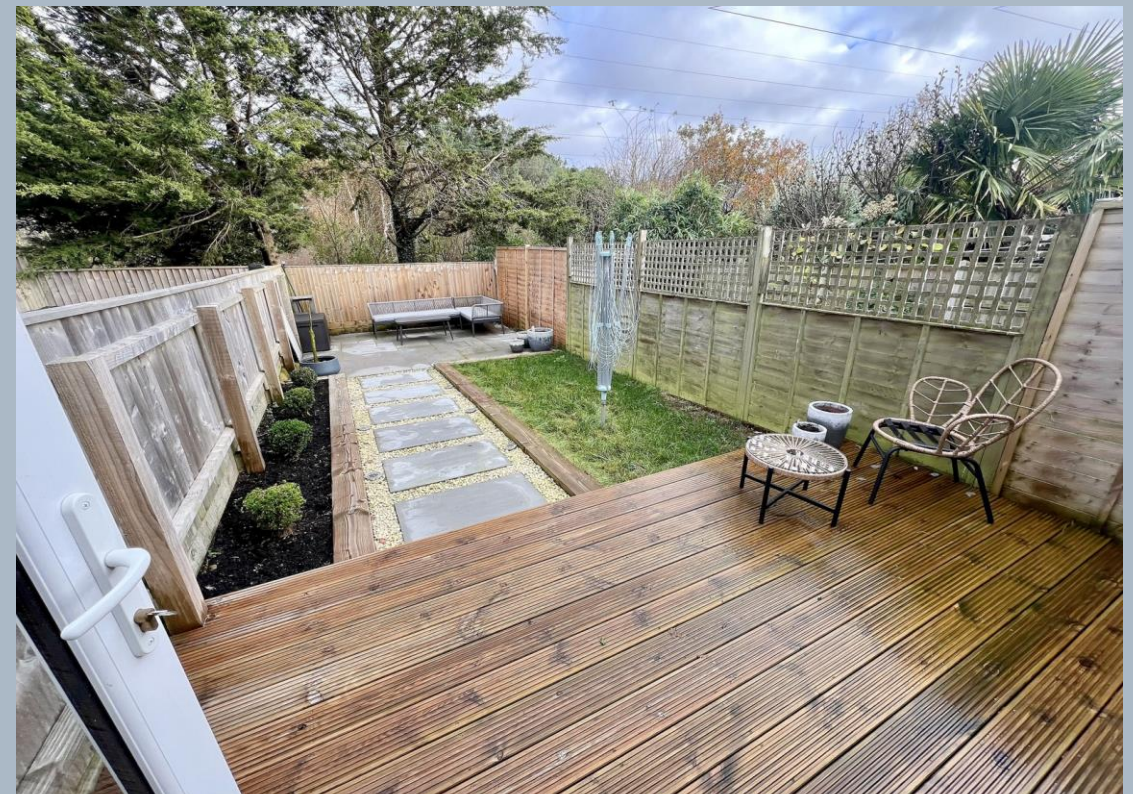
1ST FLOOR
292 sq.ft. (27.2 sq.m.) approx.



HEARNES
WHERE SERVICE COUNTS

TOTAL FLOOR AREA: 715 sq.ft. (66.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements







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