



24 Upton Road, Creekmoor,  
Poole, Dorset, BH17 7AH

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## FREEHOLD PRICE £425,000

A charming 3 bedroom, 2 bathroom detached home set within an approx. 75ft rear garden, located less than a mile from Upton Country Park. The well-proportioned accommodation comprises a spacious lounge/dining room, study and a wonderful extended kitchen/breakfast room. The beautifully landscaped rear garden features two patio areas, a lawn and a large outbuilding with power and lighting. Further benefits include a stylish family bathroom, additional ground floor shower room, driveway providing off road parking for three vehicles, gas central heating and double glazing throughout.

- A charming 3 bedroom, 2 bathroom detached house
- Spacious lounge/dining room with gas fire and bay window flooding light into the room
- Fabulous extended kitchen/breakfast room with doors out to the rear garden, including white shaker style units with worktops above with breakfast bar, and also fitted appliances such as an electric oven/grill and electric hob. There is also further space for a dishwasher, washing machine and tumble dryer.
- Study area
- Ground floor shower room and additional contemporary first floor bathroom with shower over the jacuzzi bath, wash hand basin with mirrored cabinet above and wc
- Private 75ft long rear garden with large patio and lawned area with large outbuilding with 2 storage rooms
- Off road parking with off road parking for a minimum of 3 vehicles
- Gas central heating and double glazing

This home is conveniently located just approximately a mile from the entrance of Upton Country Park which is an area of 160 acres of park and woodland with 32 acres of formal gardens along the shoreline with views out to Poole Harbour. Poole Town Centre is approximately 2.5 miles away and areas including Broadstone and Lytchett are within 2 miles. The mainline railway station is approximately 2.4 miles away at Poole.

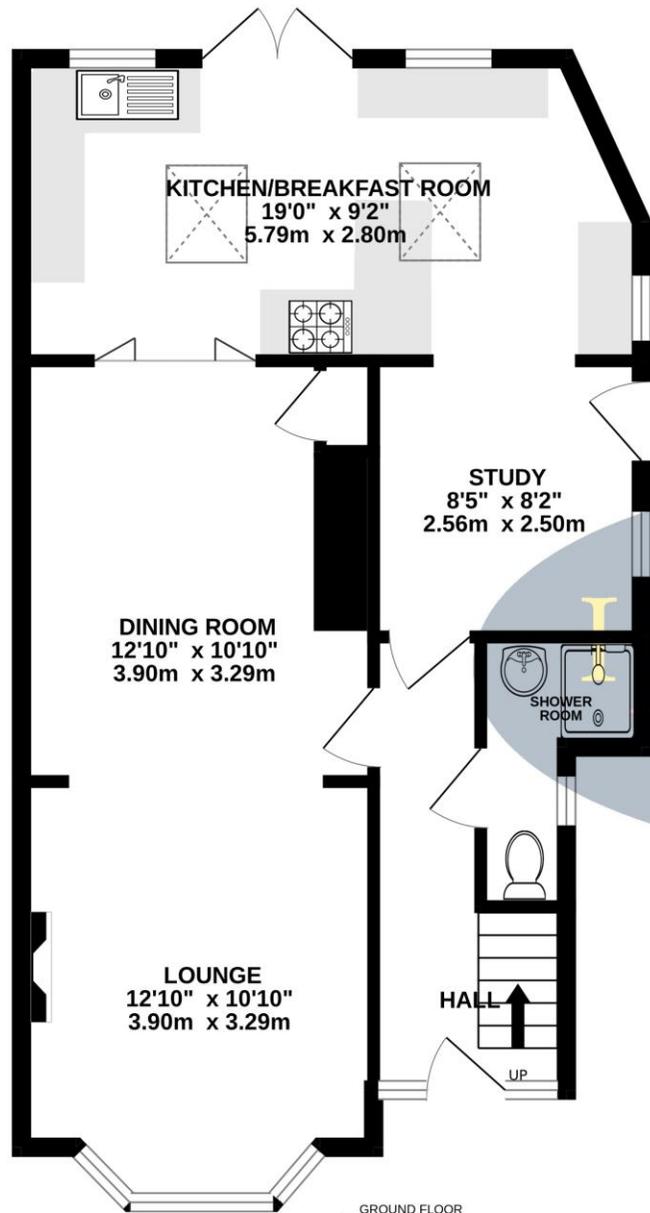
**COUNCIL TAX BAND: D**

**EPC RATE: D**

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



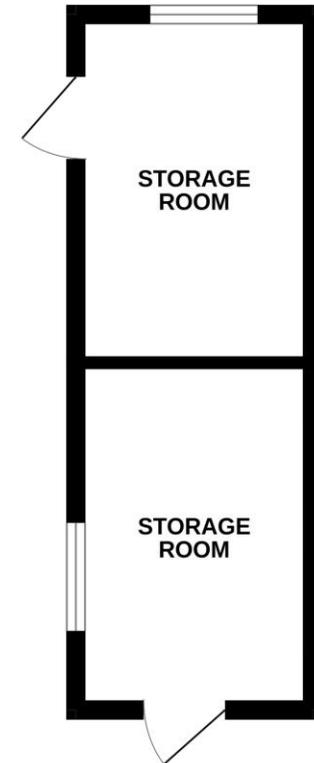
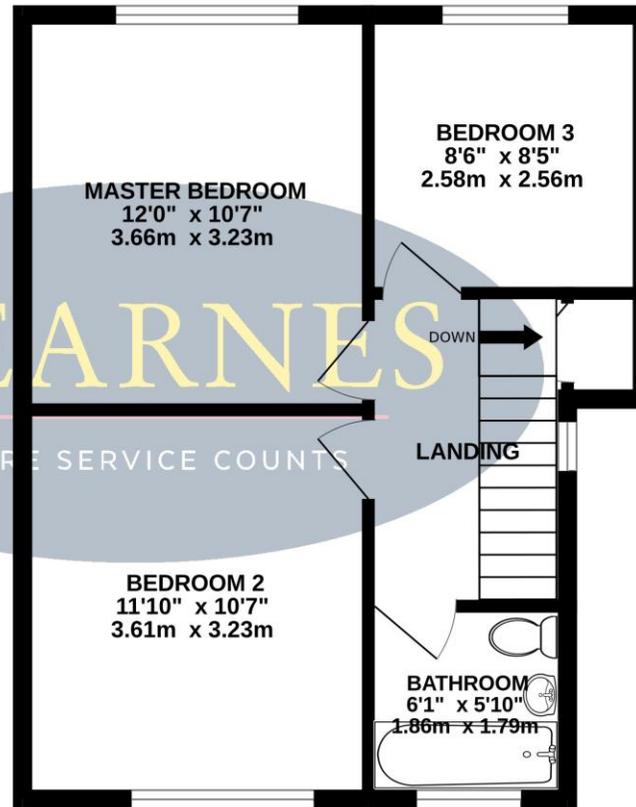




INCLUDING OUTBUILDINGS

TOTAL FLOOR AREA : 1162 sq.ft. (108.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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