

**10 Martingale Close, Upton,
Poole, Dorset, BH16 5ST**



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FREEHOLD GUIDE PRICE £440,000

A well presented 4 bedroom detached home, sat at the end of a quiet cul de sac, backing onto Upton Woods and moments from Upton Country Park. This modern home has been loved by the current family and offers a double reception room, kitchen/breakfast room, integral garage, downstairs cloakroom, spacious en suite and family bathroom. A real feature is the wooded outlook, that can be enjoyed from the rear of the house and the garden, making it a haven for wildlife and providing a tranquil setting. Built as a 3 bedroom house, the house has been extended over the garage, providing a large double bedroom and en suite. Further offering gas central heating, replacement double glazed windows and parking to the front for 2 cars.

- Well presented 4 bedroom detached home in a cul de sac location
- Backing onto Upton Woods, providing a wonderful outlook
- 2 reception areas with patio doors out to the garden
- Kitchen/breakfast room with a refitted kitchen in a range of white shaker style units with wood effect work tops over forming a breakfast bar. Integrated electric 4 ring hob, oven below, extractor above, space for fridge/freezer and under counter washing machine
- Ground floor cloakroom
- Master bedroom with woodland views and generous ensuite bathroom with corner shower, wc and wash hand basin
- 3 further bedrooms and a family bathroom
- Gas central heating and replaced double glazed windows
- Facias and gutters replaced by the current owners
- Boarded loft with pull down ladder
- Parking on the driveway for 2 cars
- Garage with power and light
- Fully enclosed level garden with patio, lawn and new rear fencing. Established garden with plants, shrubs and foliage, with a wonderful, wooded outlook providing privacy and quietness

Martingale Close is a turning off Pony Drive, in Upton, right off Poole Road, near the entrance to Upton Country Park. Set with a wealth of nature on your doorstep, to include Upton Woods, Upton Country Park, Creekmore Lakes, Lytchett Bay Nature Reserve, Holes Bay and Hamworthy Beach and Park. The Towns of Broadstone, Wimborne and Poole are all within a few miles, with local convenience shops on Poole Road close by. The area is serviced well with local junior and senior schools, both state and private, with the popular Yarrells School, being within a mile.

COUNCIL TAX BAND: E

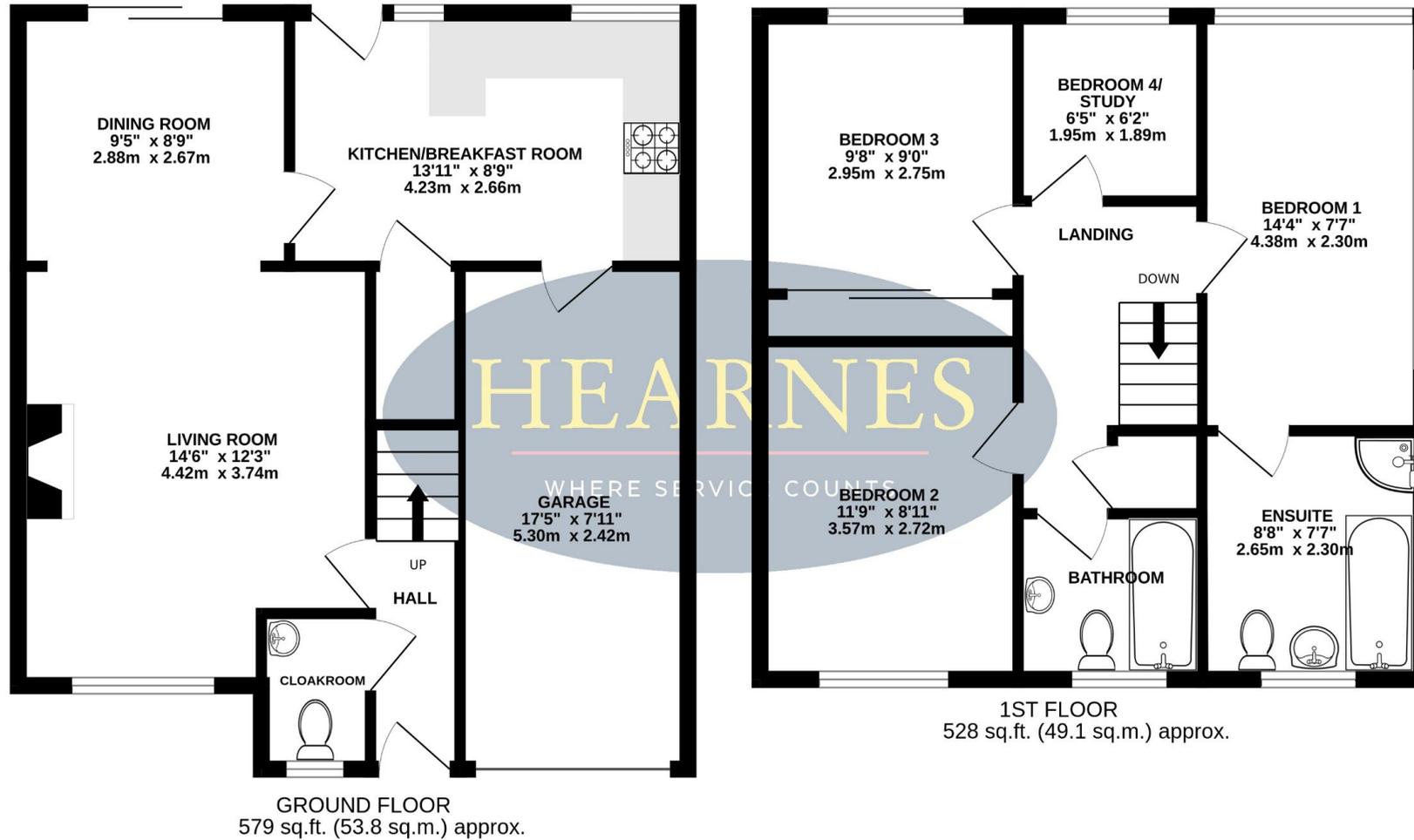
EPC RATE: D





TOTAL FLOOR AREA : 1107 sq.ft. (102.9 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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