



HEARNES

WHERE SERVICE COUNTS

**1 Preston Close, Upton, Poole,
Dorset, BH16 5HW**

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FREEHOLD GUIDE PRICE £375,000

Built in 1987 on a former orchard is this generous sized and well presented 4 bedroom semi detached home set over 3 floors, with a lovely extended lounge/dining room, separate modern kitchen, downstairs cloakroom, off road parking for 4/5 vehicles, garage and south facing low maintenance rear garden. It has been a wonderful family home for over 20 years and the owners have enjoyed the home's space and convenient location being situated less than 300 metres from the entrance to Upton Country Park.

- A well presented 4 bedroom semidetached house set over 3 floors
- Wonderful extended lounge/dining room with French doors to the rear garden
- Separate fully fitted kitchen to include white gloss units, oak worksurface over with integrated appliances to include induction hob with extractor fan above and eye-level oven and grill, fridge/freezer, integrated washing machine and dishwasher
- Large bathroom with 4 piece suite to include walk in shower, bath, wash hand basin and wc
- Downstairs cloakroom
- Fully enclosed and south facing low maintenance rear garden with recently installed fences
- Off road parking for 4/5 vehicles and summer house on the front drive used for storage
- Garage with power and lighting
- Double glazing and gas central heating throughout

The home is set in a very popular area for families and within less than 300 meters to 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 within 3 miles and areas including Broadstone and Lytchett are within 2 miles. Local shops on Poole Road are 600 metres away with further shops on Blandford Road close by. The area is served by excellent local schools to include Upton Infants and Junior School and Lytchett manor Senior School. Yarrells School (private nursery/junior School) is also within half a mile.

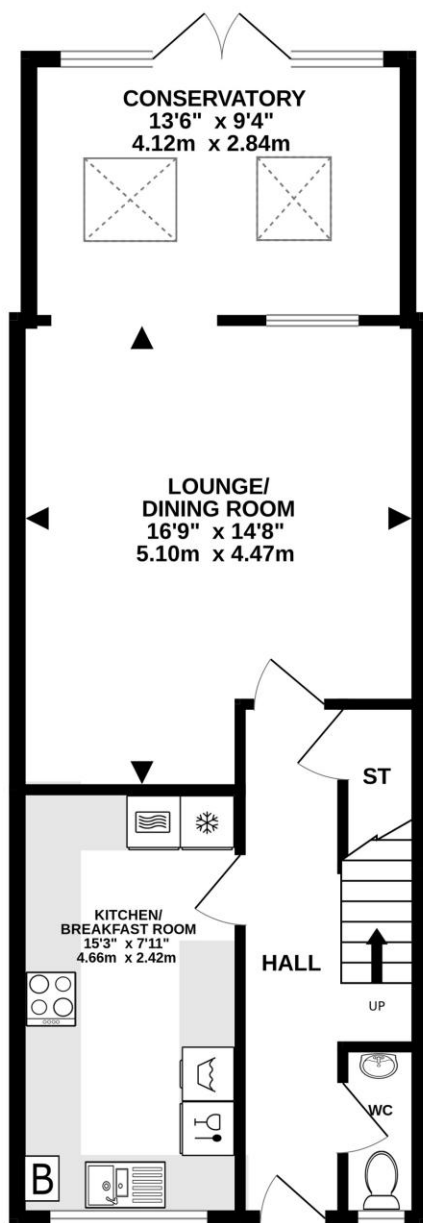
COUNCIL TAX BAND: C

EPC RATE: C

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.





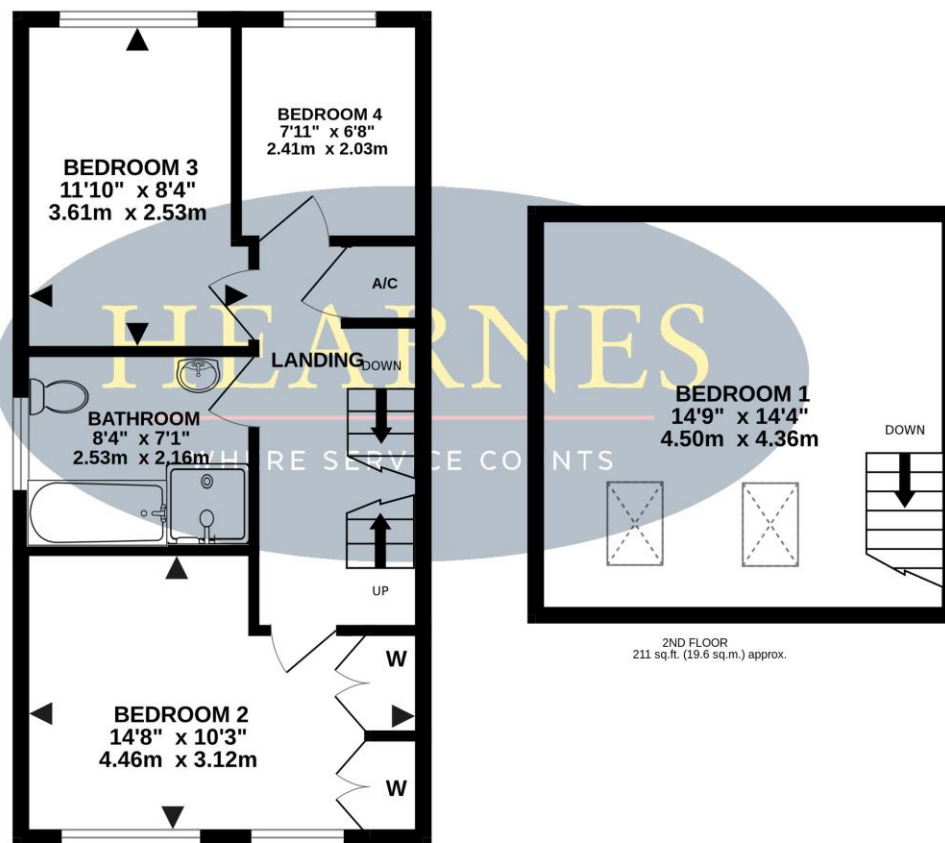


GROUND FLOOR
585 sq.ft. (54.3 sq.m.) approx.

INCLUDING OUTBUILDING

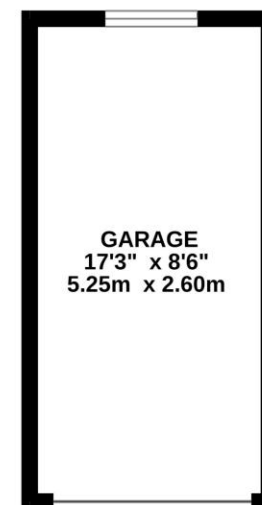
TOTAL FLOOR AREA : 1361 sq.ft. (126.4 sq.m.) approx.

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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1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.

2ND FLOOR
211 sq.ft. (19.6 sq.m.) approx.



OUTBUILDING
147 sq.ft. (13.7 sq.m.) approx.





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