

Swann Hill Gardens, Upton BH16 5FN

Guide Price £560,000 Freehold

MAYS
ESTATE AGENTS





Property Summary

A beautifully presented four bedroom, two bathroom detached family home. Enjoying a well landscaped garden with veranda dining space, off-road parking and an integral garage.

Key Features

- Four double bedrooms with air conditioning
- Principal bedroom with walk-in wardrobe & ensuite
- Separate Home Office
- Open plan kitchen lifestyle space
- Quiet cul-de-sac location
- High quality finish throughout
- Modern and contemporary bathrooms
- Flexible dining options
- Low maintenance landscaped garden
- Integral garage, driveway & off-road parking





About the Property

This attractive and well-presented four-bedroom, two-bathroom detached family home is approached via a block-paved driveway that offers off-road parking and leads to an integral garage with convenient side access.

Upon entering the property, a spacious entrance hall provides access to the main living areas. To the rear, a stunning open-plan kitchen and lifestyle space spans the width of the property, featuring a high-quality central island and clearly defined areas for dining, relaxing and soft seating. Bi-folding doors open directly onto the enclosed rear garden seamlessly blending indoor and outdoor living.

To the right of the entrance hall is an additional lounge/snug, tastefully decorated and fitted with shutter blinds, offering a quiet and versatile living space. The ground floor is further complemented by a practical utility room, guest WC, additional storage and internal access to the garage.

Upstairs, a bright galley-style landing leads to four generously sized double bedrooms, a luxury family bathroom and built-in storage cupboards. The principal bedroom benefits from a private walk-in wardrobe and a contemporary en-suite shower room. Bedrooms two and three are fitted with built-in wardrobes, while the fourth bedroom is currently used as a second office but remains a good-sized double. All bedrooms benefit from air conditioning.

Externally, the property features beautifully landscaped, low-maintenance gardens including a purpose-built, chalet-style home office. The rear garden has been thoughtfully designed to incorporate multiple areas for dining and relaxation and benefits from gated side access.

Tenure: Freehold

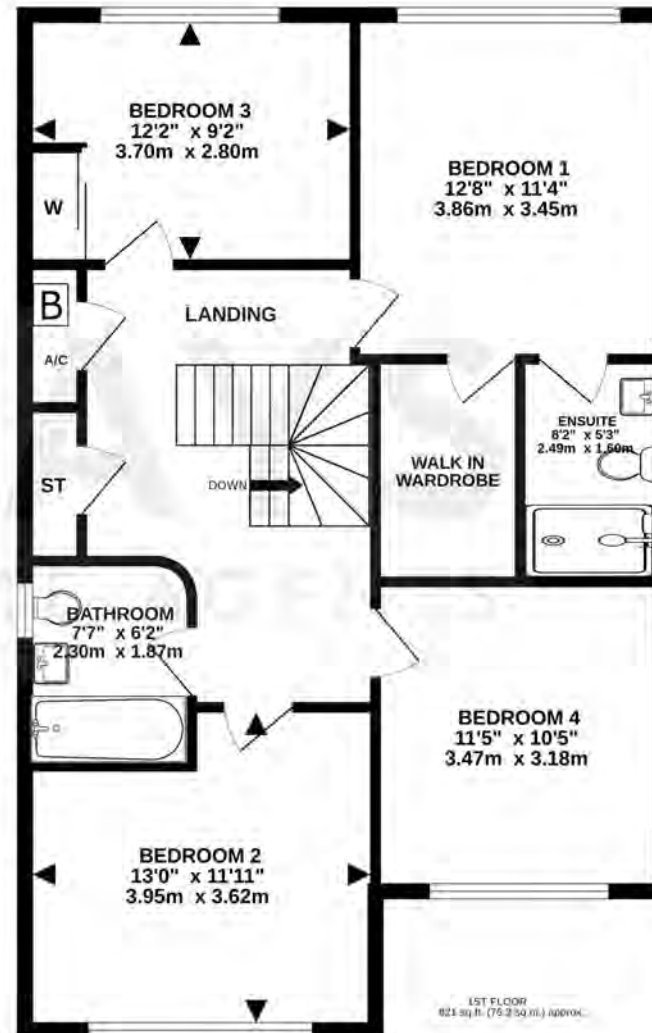
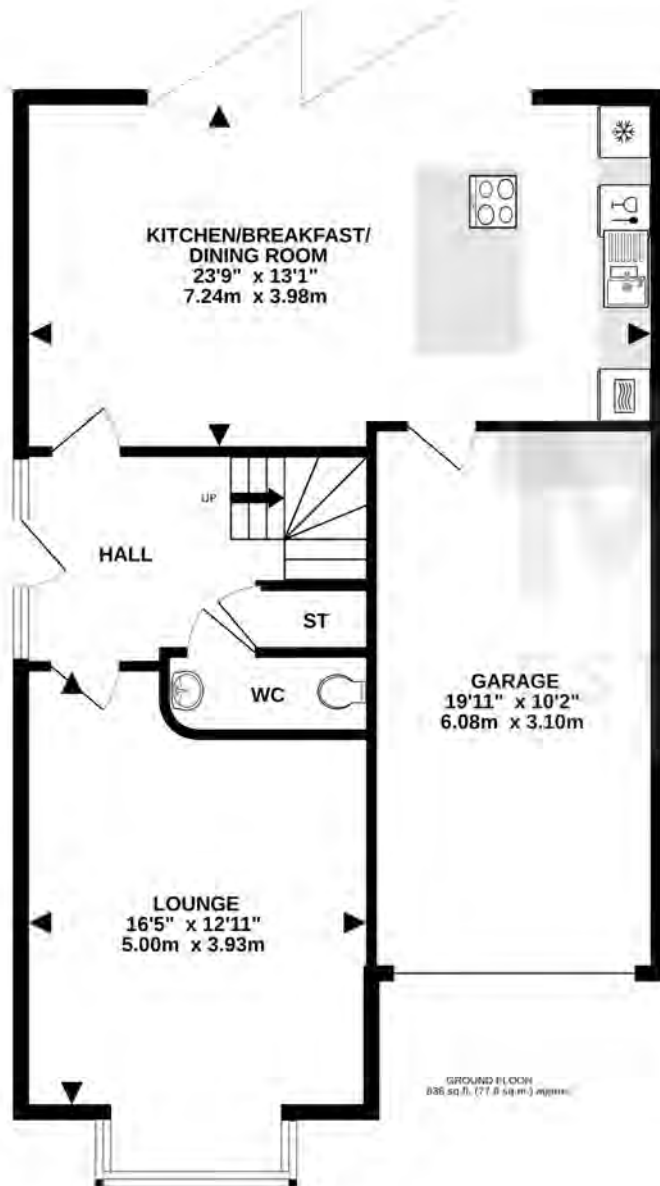
Council Tax Band: E



INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 1754 sq.ft. (162.9 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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OUTBUILDING
34 sq.ft. (3.1 sq.m.) approx.





About the Location

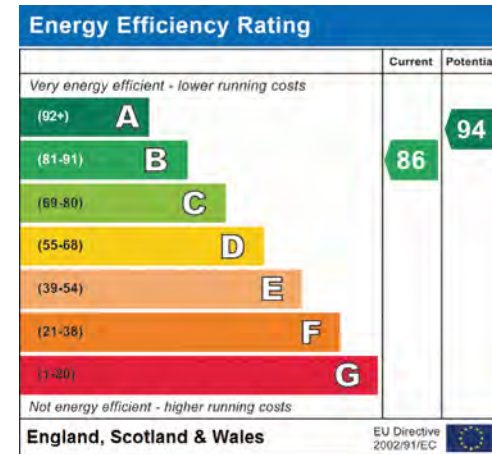
Upton is a town in Poole, located to the east of Holton Heath and Upton Heath, and north of Hamworthy. It's known for Upton Country Park, which includes Upton House and offers various attractions like walking and cycling routes, a tearoom, and an art gallery. The park also provides access to Poole Harbour and the Castleman Trailway. Poole is home to the second largest natural harbour in the world after Sydney and has been a working port for hundreds of years. It also offers great connections with its main rail links to Southampton and London, as well as the ferry crossings to the continent, whilst Bournemouth International Airport maintains any international business links you might require.

About Mays

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We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



IMPORTANT NOTICE

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1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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