



**The Maples, The Crossways, Upton,
Poole, Dorset BH16 HB**

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FREEHOLD PRICE £465,000

"The Maples" is a brand new 3 bedroom detached home, built as part of a small development of just 3 homes, set down a quiet lane in Upton. This property was built by local developers and offers the style and character of a 1930's home with everything brand new. This attractive red brick home has a delightful feel throughout with open plan contemporary kitchen/diner, separate lounge and cloakroom. Upstairs is a modern stairway with contrasting black and wooden banister, leading to 3 bedrooms, all with fitted carpets, and a luxury family bathroom. Further offering triple glazing, efficient heat pump, underfloor heating on the ground floor. Outside is off road parking for 3 cars, and a fully enclosed, level garden.

- Brand new and tastefully built detached 3 bedroom home
- Attractive design and set down a quiet lane in Upton
- Dual aspect open plan kitchen/dining room, fitted in a range of pale grey units with white work tops over, extending to form a breakfast bar and integrated oven, induction hob, extractor, fridge/freezer and space for dishwasher. Cupboard with plumbing and space for washing machine. Triple and double doors out to both side and rear patio
- Separate lounge with bay window to the front
- Wood effect flooring on the ground floor with under floor heating
- Downstairs cloakroom
- Electric heat pump for heating
- Triple glazed window
- Luxury bathroom with shower over the bath, wc and wash hand basin
- Immaculate throughout and decorated in soft neutral tones
- Parking to the front for 3 cars
- EV charging point and outdoor power sockets
- Level, fully enclosed garden with 2 patios and area laid to lawn

The Crossways is a lane set off Poole Road in Upton. (Turn off just before the Co Op). Conveniently located within walking distance of local shops and within half a mile of Upton County Park with its wonderful Manor House, gardens and nature walks. Poole Town Centre is within 2 miles and close by is the A35 leading to Dorchester in one direction and Ringwood in the other. Local school including Yarrells, is within 500m along with the local library and the centre of the town.



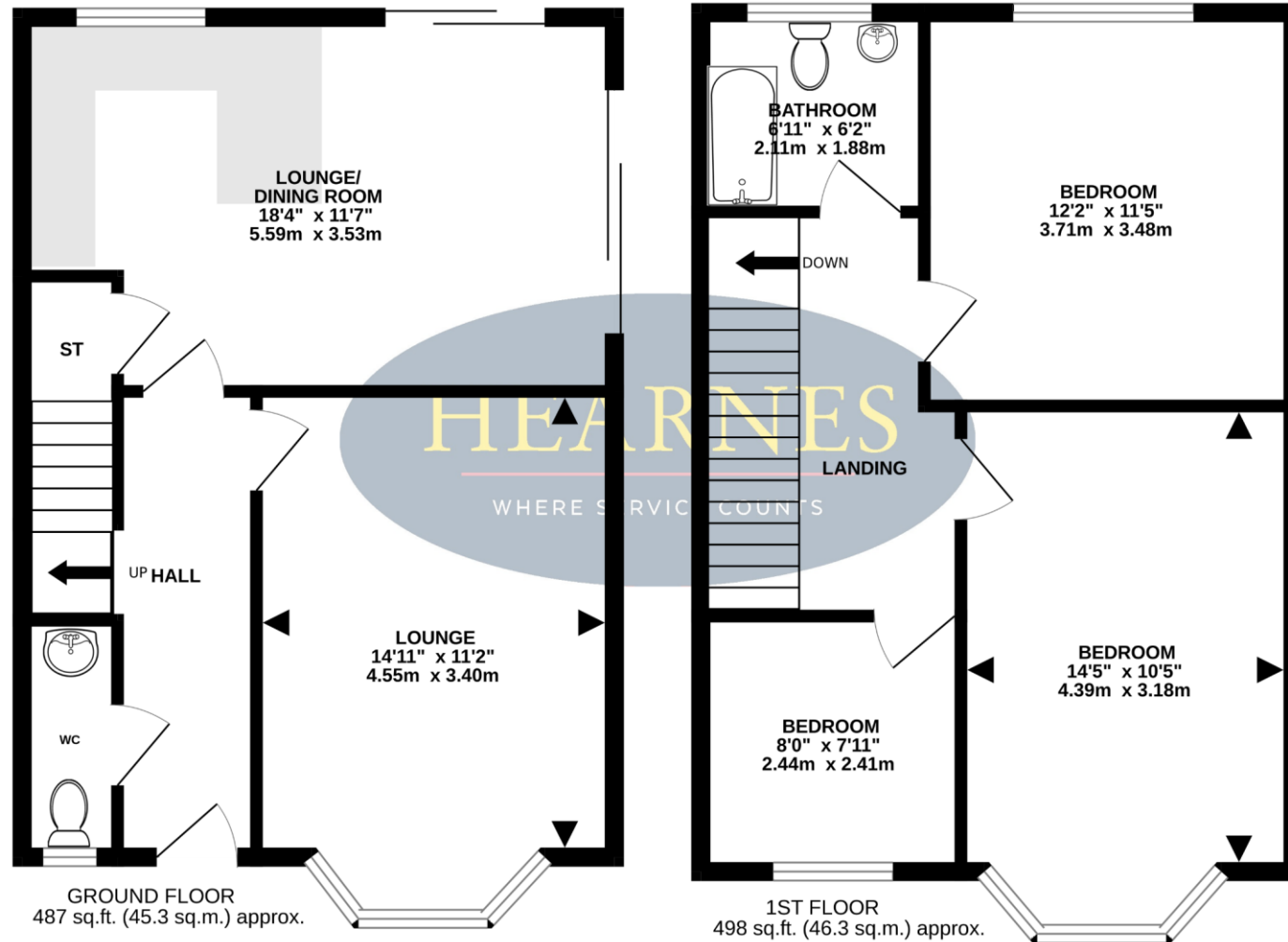
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 985 sq.ft. (91.5 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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