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38 Furzey Road, Upton, Poole,  
Dorset, BH16 5RW



# 38 Furzey Road, Upton, Poole, Dorset, BH16 5RW

## Freehold Price £525,000

An immaculate and beautifully presented 4 bedroom detached bungalow, that has been extended, updated and dearly loved by the current owners. Offering spacious accommodation to include a kitchen/breakfast room, 2 reception rooms, conservatory, fully tiled shower room with underfloor heating and fully tiled cloakroom and a delightful southerly facing garden. Set in a quiet road, the home enjoys a peaceful location, backing onto Lytchett Bay Nature Reserve, with access via a gate in the garden. This lovely outlook provides a wealth of wildlife and an everchanging backdrop. The bungalow is set on a good size level plot with a single garage, that has power, light and an electric entry, along with excellent off road parking for 4 cars on the pressed concrete driveway. The home offers excellent storage throughout with wardrobes and fitted furniture in each of the bedrooms, with bedroom three fitted out as a dressing room.

- Beautifully presented, extended 4 bedroom detached bungalow, set in a peaceful location, backing onto Lytchett Bay Nature Reserve
- Large lounge with a separate dining room and conservatory (tiled floor with underfloor heating)
- Modern kitchen/breakfast room fitted in a range of cream units with work tops over, and integrated oven, gas hob, extractor and space and plumbing for undercounter fridge, washing machine, dishwasher, wine fridge and tumble dryer, tiled splashbacks and tiled flooring.
- Extensive fitted furniture and wardrobe space in every room, to include bedroom 3 being used as a dressing room
- Layout offering side access that leads to the dining room and bedroom 4, making it separate from the rest of the bungalow, so ideal for guests or as an annex.
- Bright and uplifting feel throughout
- Detached garage with electric door, power and light
- Attractive concrete pressed driveway with parking for 4 cars and side driveway leading to a garage
- Southerly facing garden that has a gate onto the nature reserve. Attractively laid out with decked area, patio, area of lawn and path. The owners have loved their garden and in the summer the garden comes into its own with an array of flowers, plants and shrubs. (NB some plants from the rear garden will be taken by the owners)

Set in a peaceful and tranquil setting in Upton, tucked away from the world and off the beaten track. A wonderfully hidden gem, Furzey Road, follows the curvature of the harbour and frames Lytchett Bay. Located in an established residential area the property is conveniently located for Poole Town Centre and the surrounding suburbs. Upton Country Park is within a mile and the entrance to Lytchett Bay Nature Reserve is within 100 metres with its 61 acres offering lovely walks and bridle ways. There is stunning wildlife on the doorstep with paths leading all around the bay in one direction, and a short walk to Ham Common with views over the Wareham Channel out to Arne. It's a cycling paradise in all directions with and Rockley Park is within 0.4 miles, Hamworthy 1.5 miles and Poole 3 miles away on foot via wooded and natural pathways and the local Train Station is within a mile away. Set off Lytchett Way and Sandy Lane, the home is within access to local schools in both the private and public sectors including Grammar Schools in Poole. Poole town centre offers a wide range of shops, restaurants and bars and the famous Poole Quay. Poole Park is just a little further on, with a popular boating lake with a cafe and restaurant situated around the waterside and offers an enjoyable family day out with many leisure amenities.

Council Tax Band – E

EPC Rating - D

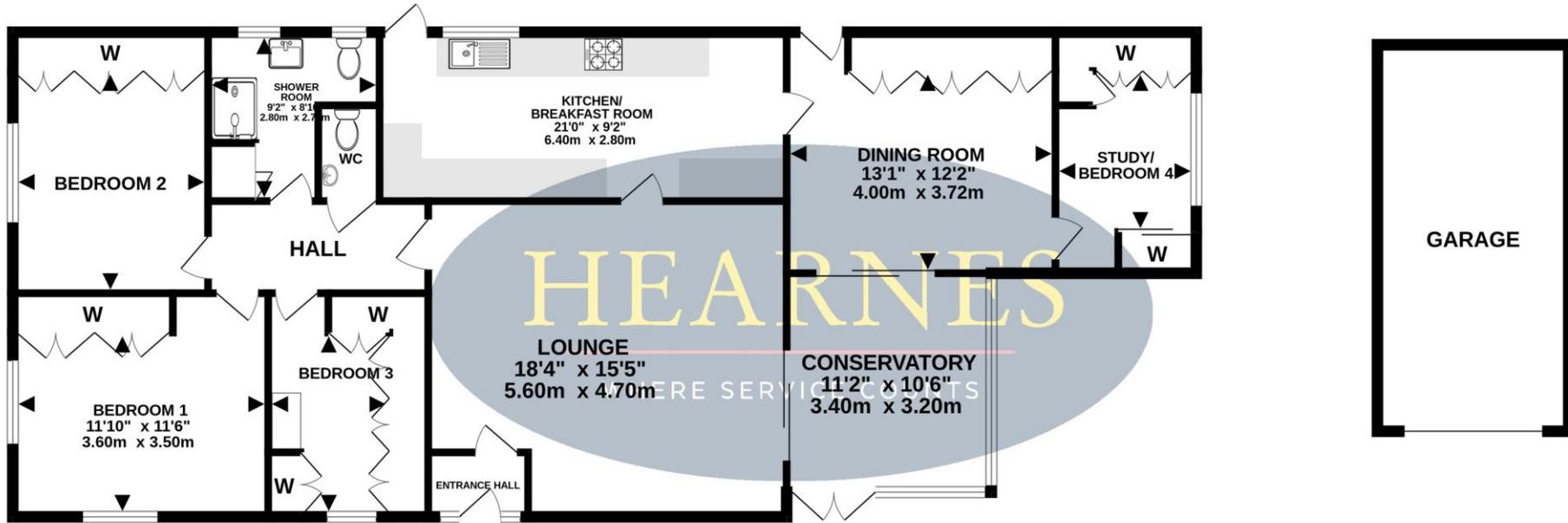






GROUND FLOOR  
1353 sq.ft. (125.7 sq.m.) approx.

GARAGE  
193 sq.ft. (17.9 sq.m.) approx.



TOTAL FLOOR AREA : 1546 sq.ft. (143.7 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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