



HEARNES
WHERE SERVICE COUNTS

**Upton Road, Creekmoor,
Poole, Dorset, BH17 7AH**

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GUIDE PRICE £340,000 - £350,000

Built approximately 20 years ago is this absolutely immaculate and beautifully presented 3 bedroom, 2 bathroom semi detached home, with 2 off road parking spaces and a westerly facing garden. The current owners have modified the home, since they bought it, to include opening up the kitchen and dining room, adding a conservatory and opening up the main bedroom and bedroom 3 to form one room (this could easily be changed back to 2 rooms.) They have further updated the home to include a new kitchen, bathrooms, new cloakroom, along with redecoration, new doors including front door and flooring. Forming part of a group of homes called The Dragonflies, the development consist of 8 semi detached homes, set in a semi rural location near Upton. Number 50 is the first house on the left as you enter the development, with parking right outside for 2 cars, Georgian style double glazing, gas central and westerly facing garden with south facing deck.



- 3 bedroom semi detached home, forming part of a modern development built in 2002
- Immaculate and beautifully presented throughout
- The current owners have made many improvements and the home feels deeply loved and cared for
- Good size, dual aspect, kitchen/dining room
- Refitted spacious kitchen with a range of wooden shaker style units and work tops over. Integrated appliances include a Neff oven and grill, induction hob with stainless steel extractor space and plumbing for washing machine and dishwasher. Space for dining table
- Beautiful conservatory with tiled floors leading out to the garden
- Bedroom One with excellent fitted furniture and an arch leading to bedroom three (which is currently used as a dressing area) with double built in wardrobes
- Replaced fully tiled en suite shower room and bathroom
- Cosy sitting room facing the front of the home
- Windows with fitted blinds
- New boiler fitted December 2023
- Georgian style double glazing and gas central heating
- Delightful south/westerly facing garden with a large decked area and shingle area to the rear and side. Well established plants and shrubs (NB A few of the plants will be going with the owner)
- Two allocated parking spaces, immediately outside the home

The Dragonflies is situated within a quarter of a mile to the main 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.

COUNCIL TAX BAND: D

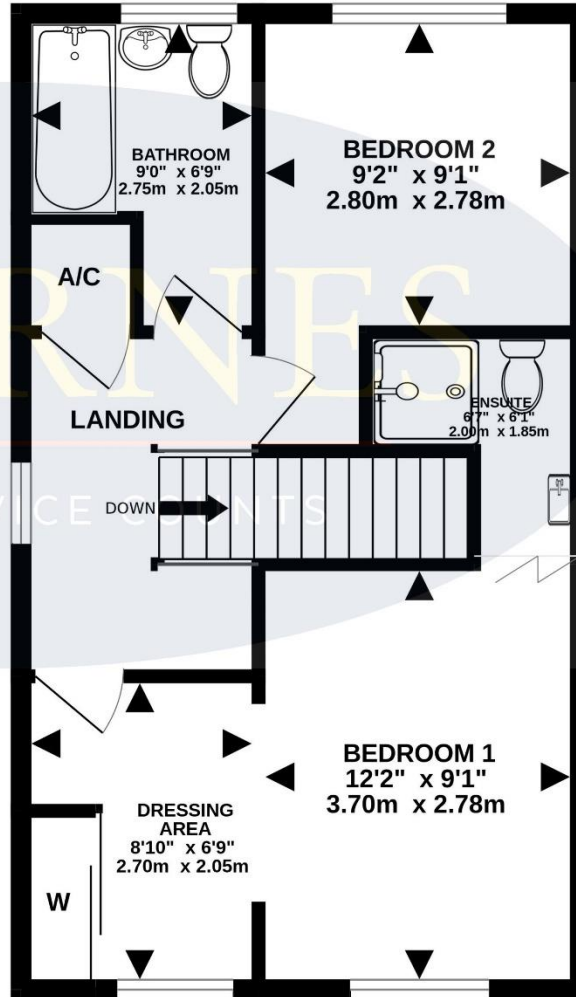
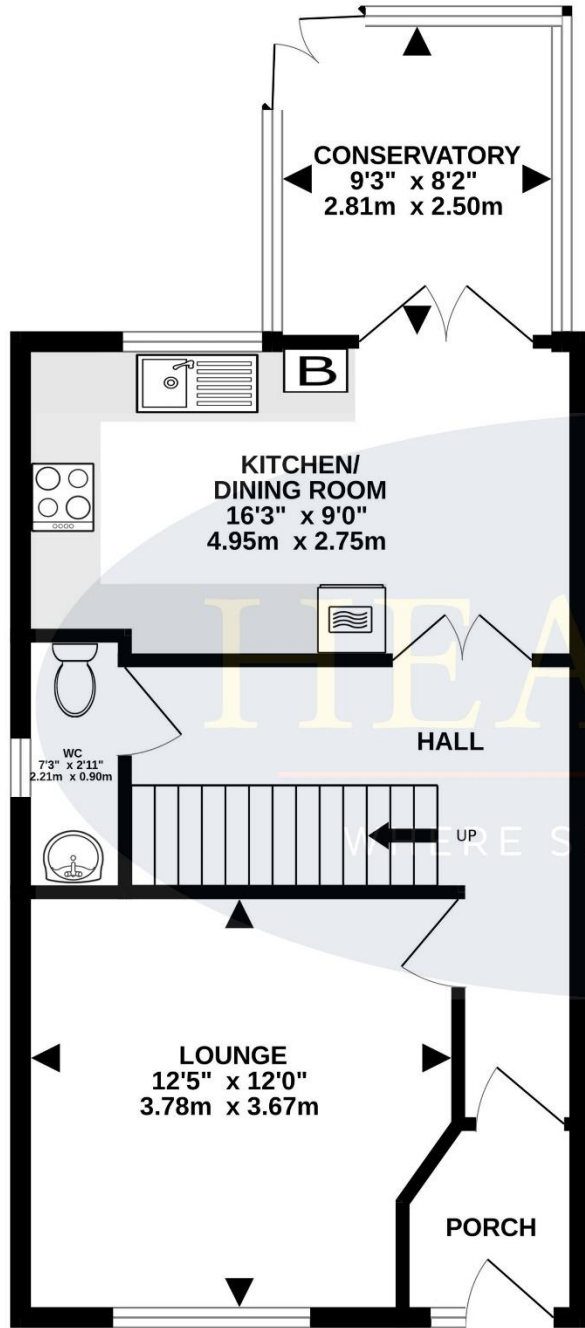
EPC RATE: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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 : 948 sq.ft. (88.0 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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