

**16 Upton Court, Upton, Poole,  
Dorset, BH16 5JF**



**HEARNES**

WHERE SERVICE COUNTS



# 16 Upton Court, Upton, Poole, Dorset, BH16 5JF

## FREEHOLD PRICE £350,000

An immaculately presented 3 double bedroom semi detached house set in a tucked away quiet cul-de-sac less than 700 metres from Upton Country Park. The ground floor accommodation comprises of an attractive lounge/dining room, spacious entrance hall, separate fully fitted kitchen, downstairs cloakroom and conservatory. All bedrooms are well proportioned doubles, complemented with a modern family bathroom, and an ensuite shower room and fitted wardrobes in the master bedroom. Other benefits include a well maintained fully enclosed rear garden, garage with power and lighting, off road parking to the front, gas central heating and double glazing throughout.

- 3 double bedroom semi detached house set in a quiet cul-de-sac
- Lounge/dining room with sliding doors to a conservatory
- Fully fitted kitchen to include off white shaker style units with worktops over and appliances to include integrated eye level Bosch fan oven/grill, electric hob, extractor, fridge/freezer and space for washing machine
- Fitted wardrobes and ensuite shower room in the master bedroom
- Family bathroom to include bath with shower above, wash hand basin and wc
- Garage with power and lighting and off road parking in front for 2 vehicles
- Fully enclosed rear garden to have composite decking and lawned area with a cute apple tree!
- Plantation shutters throughout
- Spacious entrance hall and downstairs cloakroom
- Double glazing and gas central heating throughout
- Vendor suited

The home is set in a very popular area for families and is within half a mile 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.







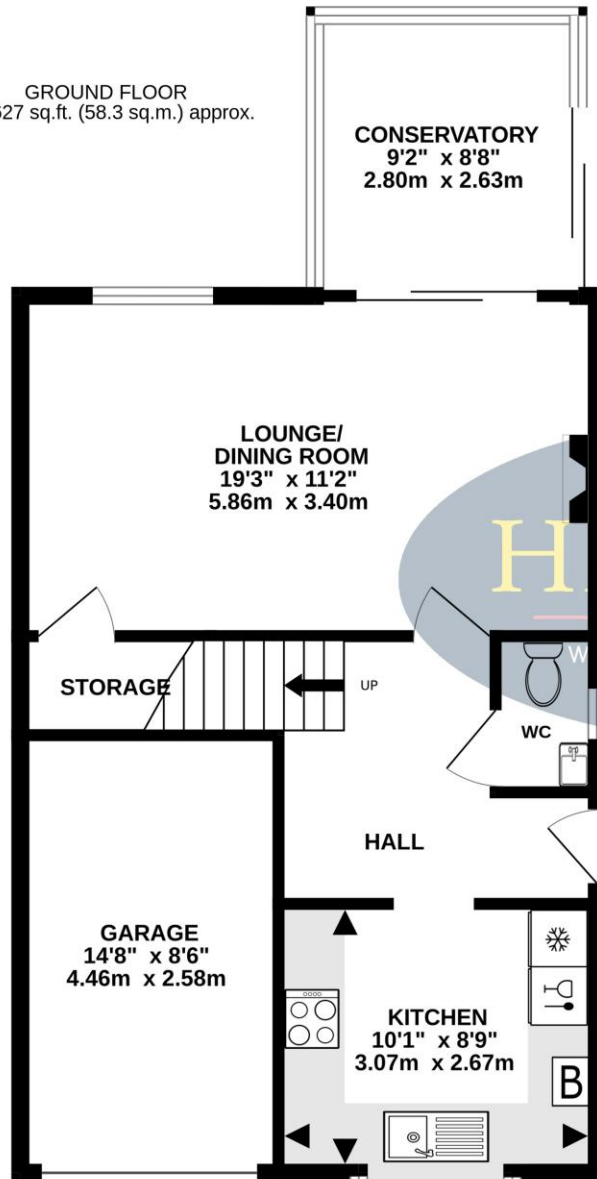


TOTAL FLOOR AREA : 1170 sq.ft. (108.7 sq.m.) approx.

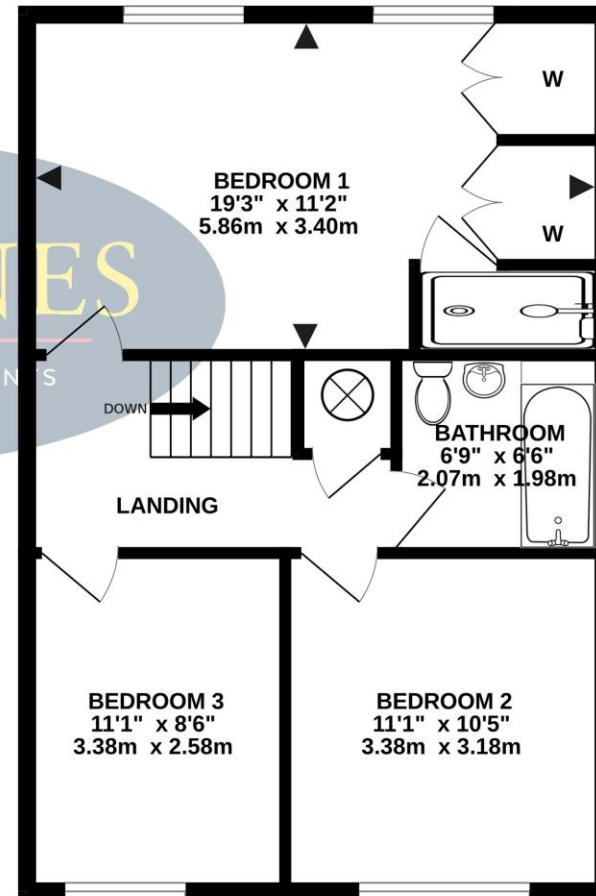
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR  
627 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR  
543 sq.ft. (50.4 sq.m.) approx.









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