



16 Greenacre Close, Upton, Poole, Dorset BH16 5EY

Guide Price £550,000 Freehold

**\*\* NO FORWARD CHAIN \*\*** This magnificent five bedroom detached chalet is ideally situated on this sought after cul-de-sac in Upton within close proximity to the scenic Lytchett Bay Nature Reserve with its views across Poole's Inner Harbour. Local shops amenities and central bus routes are also just on your doorstep. Offering nearly 2200 sq ft of living throughout internal viewing of this impeccable residence is essential as to not miss out on this ideal family home but also to appreciate its fantastic location and the versatile accommodation on offer which comprises: lounge, stylish kitchen, utility room, dining room, conservatory, 29' lower floor office, three downstairs bedrooms, ultra modern bespoke shower room and separate cloakroom. To the upstairs there is a master suite with double bedroom and en-suite bathroom and a further oversized double bedroom. Externally this exquisite property boasts a stunning Westerly aspect garden with lawned area and two sun patios. To the front the shingled driveway provides ample off road parking. Further features include: feature fireplace to lounge, Herringbone flooring to hallway, rainforest shower to shower room, breakfast bar to kitchen, eaves storage, garden shed and so much more. Nearby Schools - Upton Infants, Upton Juniors and Lytchett Minster Secondary.

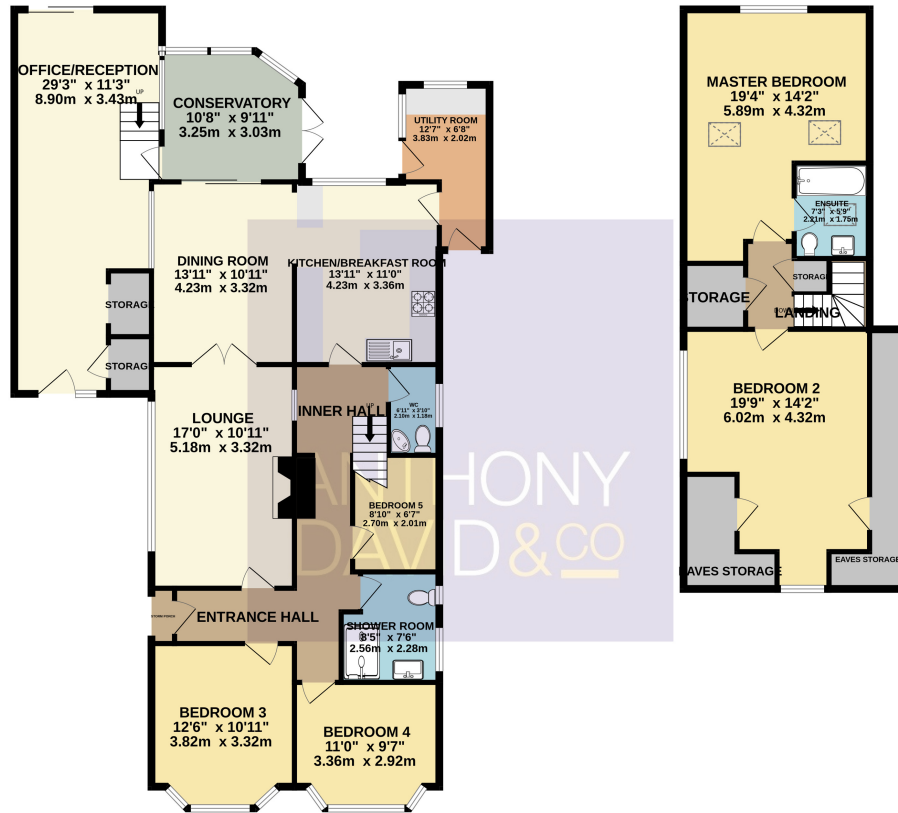
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**ANTHONY  
DAVID & CO**



GROUND FLOOR  
1904 sq.ft. (176.7 sq.m.) approx.

1ST FLOOR  
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 2184 sq.ft. (202.9 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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Entrance Hall 17' 6" x 14' 2" (5.33m x 4.32m) max

Lounge 17' 0" x 10' 11" (5.18m x 3.33m)

Dining Room 13' 11" x 11' 1" (4.24m x 3.38m)

Kitchen 13' 11" x 10' 11" (4.24m x 3.33m)

Utility Room 12' 7" x 6' 4" (3.84m x 1.93m) max

Conservatory 10' 7" x 9' 11" (3.23m x 3.02m)

Lower Ground Floor Office 29' 3" x 11' 3" (8.92m x 3.43m) max

Bedroom 12' 6" x 11' 1" (3.81m x 3.38m) into bay

Bedroom 11' 0" x 9' 6" (3.35m x 2.90m) into bay

Bedroom 8' 10" x 6' 7" (2.69m x 2.01m)

Bespoke Shower Room 8' 5" x 7' 6" (2.57m x 2.29m)

Separate Cloakroom 6' 6" x 3' 10" (1.98m x 1.17m)

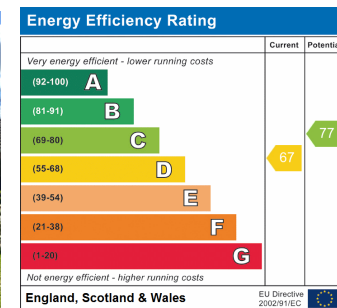
Master Suite 19' 4" x 14' 2" (5.89m x 4.32m) max ( including dressing area)

En-Suite Bathroom 7' 3" x 5' 11" (2.21m x 1.80m)

Bedroom 20' 2" x 14' 2" (6.15m x 4.32m) max

Garden Westerly aspect

Council Tax Band E



Property Misdescriptions Act 1991

Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.