



**The Willows, The Crossways, Upton, Poole,
Dorset, BH16 5HB**

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Freehold Price £385,000

'The Willows' is a brand new 2 double bedroom detached bungalow, 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 low maintenance and lateral living. This attractive rendered home has 2 double bedrooms to the front with a fabulous open plan contemporary kitchen/lounge/dining room, with full sliding doors that run across the rear on the property. Further offering a contemporary bathroom, triple glazing, efficient heat pump, and underfloor heating. Outside there is wheelchair access, off road parking for 3 cars, and a fully enclosed, level garden.

- Brand new and tastefully built detached 2 bedroom bungalow
- Attractive design and set down a quiet lane in Upton
- Fabulous open plan lounge/kitchen/dining room, fitted in a range of pale grey units with white work tops over and integrated oven, induction hob, extractor, fridge/freezer and space for dishwasher. Cupboard with plumbing and space for washing machine
- Wood effect flooring in the main living areas with carpets in the bedrooms and tiled bathroom
- Under floor heating
- 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
- Wheelchair friendly
- Parking to the front for 3 cars
- EV charging point and outdoor power sockets
- Level, very private and fully enclosed garden with large patio 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.

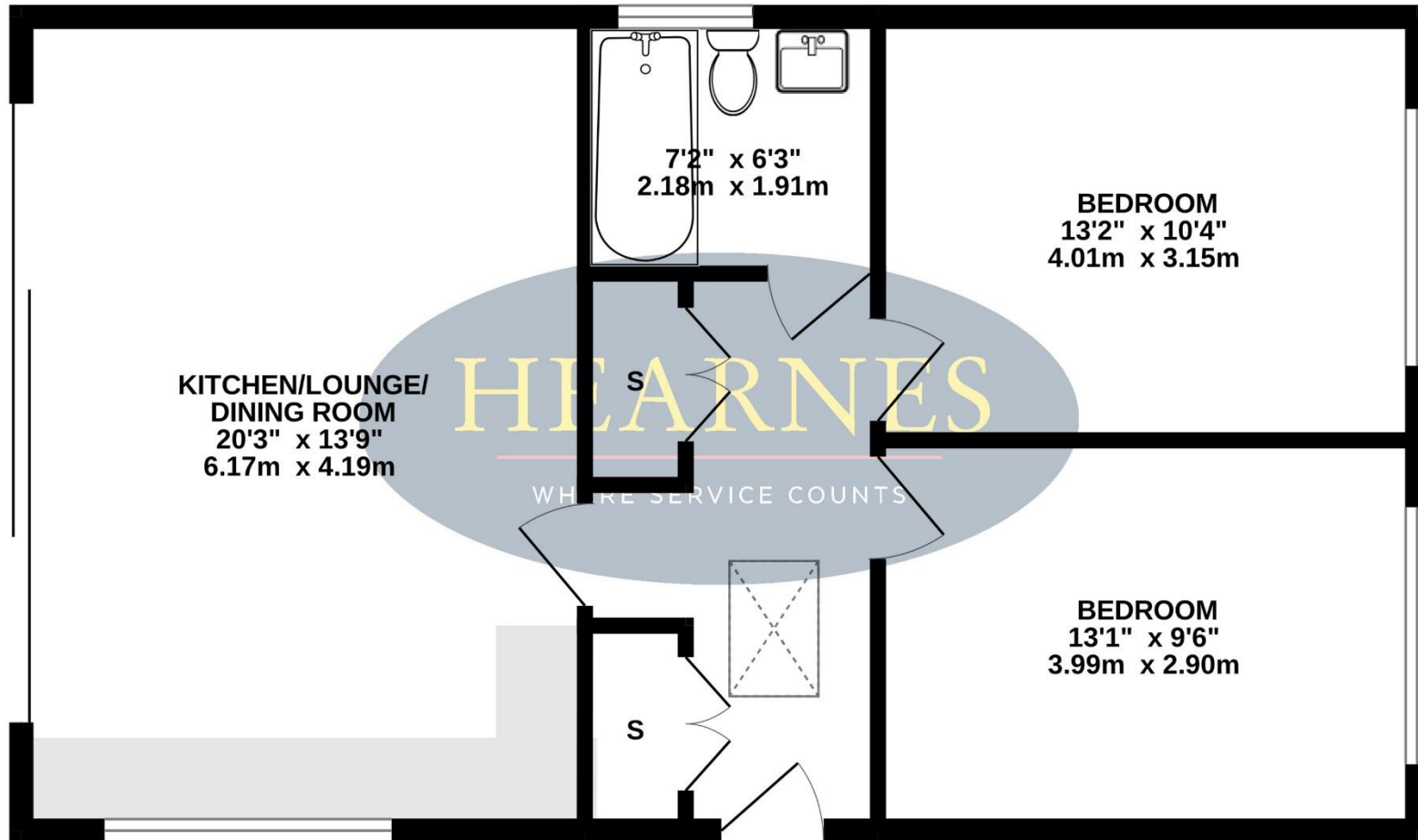
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 676 sq.ft. (62.8 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
676 sq.ft. (62.8 sq.m.) approx.

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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE

