



16 Gwenlyn Road, Poole, Dorset. BH16 5HA

- Spacious Detached House
- Four Bedrooms
- Impressive Open Plan Kitchen/Living/Dining Room
- Modern Bathroom and Shower Room
- Integral Garage and Large Workshop
- Delightful Rear Garden



PROPERTY DESCRIPTION

Mursells Estate Agents proudly presents this charming 4 bedroom detached property located in a quiet no-through road in the heart of Upton with its array of local shops, amenities, and excellent public transport links.

A lengthy driveway welcomes you, leading to a detached workshop and a secondary parking area in front of the garage, ensuring ample off road parking for multiple vehicles. The front garden, adorned with lush lawns and mature shrubbery, sets a delightful first impression.

Stepping through the wooden front door, you're greeted by an inviting hallway that introduces two spacious double bedrooms at the front, one adorned with a charming bay window.

An impressive extension added by the current owners in 2012 transforms the kitchen and living room into a wonderful open-plan space. Flooded with natural light from Velux windows and French doors that lead to the garden, the space is adorned with a tiled floor transitioning seamlessly from the kitchen to the dining area and into the carpeted living room, complete with a snug log burner.

The kitchen exudes elegance with its cream shaker-style units with a butcher block-style worktop over. Equipped with modern amenities including a double oven, grill, induction hob, and extractor hood, the kitchen is both functional and stylish. Adjacent, the utility room offers matching floor units, sink, and ample space for a washing machine and fridge/freezer, with convenient access to the side.

The modern bathroom features stylish black and white tiles complementing a fitted white suite inclusive of a double-ended bath, separate shower cubicle, w.c and a sleek white gloss sink in a storage unit providing useful storage.

Ascending upstairs, there is access to a fully boarded loft, two additional double bedrooms, and a family shower room. Both bedrooms feature fitted wardrobes, with the front bedroom boasting access to a generous eaves storage area housing the gas-fired boiler.

The expansive garden beckons with its detached workshop, large lawn and a convenient shed. The integral garage, accessible via an up-and-over door at the front, offers additional loft space above.

To truly appreciate the wealth of features and flexible accommodation this property offers, we would encourage you to schedule a viewing appointment with Mursells Estate Agents today.



ROOM DESCRIPTIONS



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Mursells Estate Agents
 8a, High Street, Lychett Matravers, BH16 6BQ
 01202 018811
 info@mursells.co.uk