



18 Birchwood Road, Upton, Poole, Dorset BH16 5LE

£545,000

An exemplary three double bedroom detached bungalow set on its own 800 sq m plot at the head of this quiet cul-de-sac in Upton being idyllically located a short walk away from scenic Lytchett Bay Nature Reserve with views across Poole's Inner Harbour and beyond. This impressive residence has been extensively refurbished to exacting standards and internal viewing is imperative to appreciate not only its location but the 'Wow' factor accommodation on offer, which comprises: lounge, 26' dining/day room, contemporary fitted kitchen, utility room, bespoke en-suite bathroom and luxury family bathroom. Externally the property boasts a stunning wrap around garden cleverly designed for all day sunshine with sun patios, vegetable plots and lawn. There is also the added benefit of a detached 19' cabin/office with: full insulation, air con, lighting and ethernet. To the front the driveway provides off road parking for numerous vehicles which in turn leads to a detached garage with remote control up and over door. Further features of this one of a kind home include: Unique woodburner, German made kitchen with quartz worktops and integrated appliances, many Smart Tech features, Mitsubishi air con units, part underfloor heating, rain water harvesting and water softener to name but a few. Schools - Dumpton School, The Yarells, Castle Court, Canford, Bryanston and Clayesmore along with reputable Poole and Parkstone Grammar Schools and Lytchett Minster senior school.

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TOTAL FLOOR AREA : 1891 sq.ft. (175.7 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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Entrance Hall Doors to

Lounge 18' 11" x 12' 11" (5.77m x 3.94m)

Kitchen/Breakfast Room 19' 2" x 7' 11" (5.84m x 2.41m)

Day/Dining Room 26' 2" x 12' 2" (7.98m x 3.71m)

Utility Room 10' 0" x 4' 1" (3.05m x 1.24m)

Master Bedroom 16' 3" x 12' 4" (4.95m x 3.76m)

En-Suite Bathroom 15' 7" x 8' 4" (4.75m x 2.54m)

Bedroom Two 12' 1" x 10' 11" (3.68m x 3.33m)

Bedroom Three 13' 8" x 9' 11" (4.17m x 3.02m)

Bathroom 6' 2" x 5' 9" (1.88m x 1.75m)

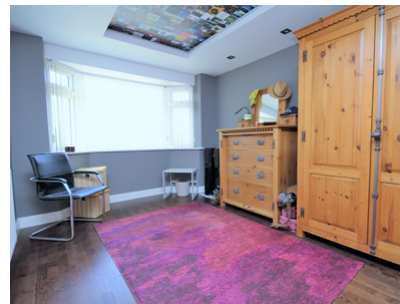
Garage 17' 9" x 9' 5" (5.41m x 2.87m)

Office/Cabin 19' 5" x 9' 11" (5.92m x 3.02m)

Garden Wrap around

Driveway Ample off road parking

Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		74	82
		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991
Property details contained herein do not form part of or all 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.