



**Woodcote Drive, Upton, Poole,  
Dorset, BH16 5RA**

# Woodcote Drive, Upton, Poole, Dorset, BH16 5RA

## FREEHOLD GUIDE PRICE £750,000

A fabulous extended 4 bedroom, 2 bathroom, 1 shower room detached home, nestled into a secluded plot with wonderful gardens, double garage and sold with no forward chain. The current owners have improved the home over their 20 years of living here and it has been a fantastic family home and a great place for entertaining. The home, approaching 2480 sq.ft, has a well planned layout with the main living accommodation positioned to the rear of the property with all the reception rooms leading to the garden. There is a generous extended reception room to the rear and this has potential to be used as an annexe. It offers 2 further reception rooms, kitchen/breakfast room, utility room, downstairs cloakroom and parking to the front for several vehicles and a driveway leading to the double garage. The home is set at the end of a quiet cul de sac in a popular location of Upton.

- Immaculate 4 bedroom detached family home approaching 2480 sq ft
- Fabulous home for entertaining with all 3 reception rooms having doors out to the garden
- Wonderful secluded plot 0.25 acre plot with fabulous gardens
- 32'10 x 11'6 Extended reception room, having the potential to convert into an annexe
- Kitchen/breakfast room fitted in a range of white units with work tops over. A curved central island unit houses the electric hob and feature extraction over. The work tops extend to form a circular lowered breakfast table. Integrated appliances to include a double oven, microwave, dishwasher, full height fridge and freezer
- Ground floor utility room with plumbing for washing machine and tumble dryer and shower room
- Gas central heating and double glazing
- Master suite with fitted wardrobes, further walk in closet and ensuite shower room
- Generous and stylish fully tiled family bathroom having a walk in fully tiled shower and corner bath
- A real feature of this property is the 22' split level rear deck area with central covered timber gazebo, offering a circular area to sit and relax, along with an area to dine and enjoy a BBQ
- Off road parking for 4 cars to the front and then a driveway, leading to the double garage, offering further parking

Nestled away at the end of a quiet cul de sac, off Cherry Hill Grove in Upton. A wonderful family location with a wealth of excellent schools close by and many areas of natural beauty. Set moments away from the Castleman Trailway which leads to Upton Country Park and up to Broadstone. Lytchett Bay Nature Reserve is roughly a 10-minute walk away. Poole Town Centre is just over 3 miles away offering a variety of shops, restaurants, transport links and parks.

COUNCIL TAX BAND: F

EPC RATE: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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 : 2480 sq.ft. (230.4 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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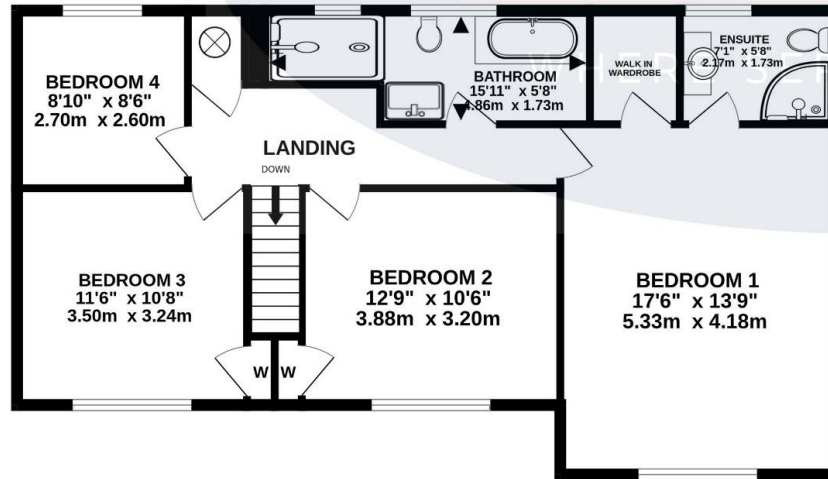
LARGE GARAGE  
20'1" x 15'8"  
6.13m x 4.78m

NOT LOCATED IN EXACT  
POSITION  
315 sq.ft. (29.3 sq.m.) approx.

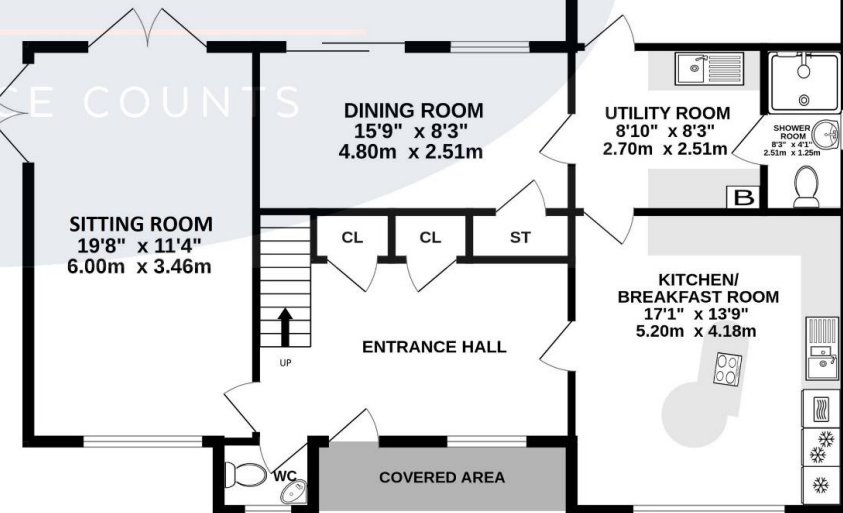


LOUNGE  
32'10" x 11'6"  
10.00m x 3.50m

# HEARNES



1ST FLOOR  
848 sq.ft. (78.8 sq.m.) approx.



GROUND FLOOR  
1317 sq.ft. (122.3 sq.m.) approx.





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