

HEARNES

WHERE SERVICE COUNTS

**Upton Oak Gardens, Hamworthy,
Poole, Dorset, BH16 5FA**



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FREEHOLD PRICE £385,000

Completed in 2023 this nearly new 3 bedroom 2 bathroom home is beautifully presented throughout with stylish contemporary interior and quality fittings, and benefits from the remainder of the 10 year building warranty. The property is set on a small development of just 11 homes and has a lovely rear garden, and two allocated parking spaces adjacent to the property, with a gate leading to the garden. The ground floor is a stunning open plan lifestyle living space which has a lounge area, dining area, and fully fitted kitchen which has been substantially improved by the current owners with integrated appliances included. They have also added plantation shutters and blinds throughout. The property has an excellent EPC rating being economical to run with excellent insulation levels including solar panels, double glazing, and gas central heating. The master bedroom has a good range of fitted wardrobes and a superb en suite shower room. The master bathroom is also beautifully fitted in a contemporary white suite. Viewing essential to fully appreciate the space and quality of the immaculate home.

- Nearly new spacious 3 bed 2 bath semi-detached house of over 1000sq ft
- Immaculate throughout with numerous improvements
- Majority of 10 warranty remaining
- Economical to run with EPC rating B
- Solar panels, gas central heating via radiators and double glazing
- Superb open plan lifestyle living space with lounge area, dining area and fully fitted kitchen with integrated appliances
- Full width bifold doors from lounge leading to fully enclosed rear garden
- 2 allocated parking spaces adjacent to the property with gate to garden
- Small development of just 11 homes of similar size and stature
- Convenient location for local amenities and bus routes

Upton Oak Gardens is a lovely cul de sac development of just 11 homes, conveniently located just off a main bus route with local amenities nearby including Lidl just 600m away and Lytchett Nature Reserve only 300m away. NB Please ring office for directions as the post code is not yet recognised by Satnav systems.

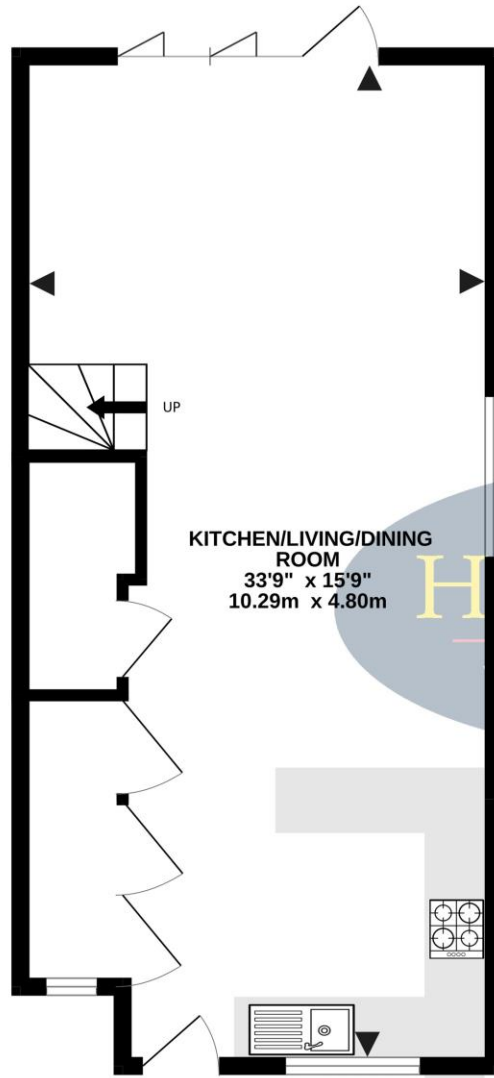
OUNCIL TAX BAND: C

EPC RATE: B

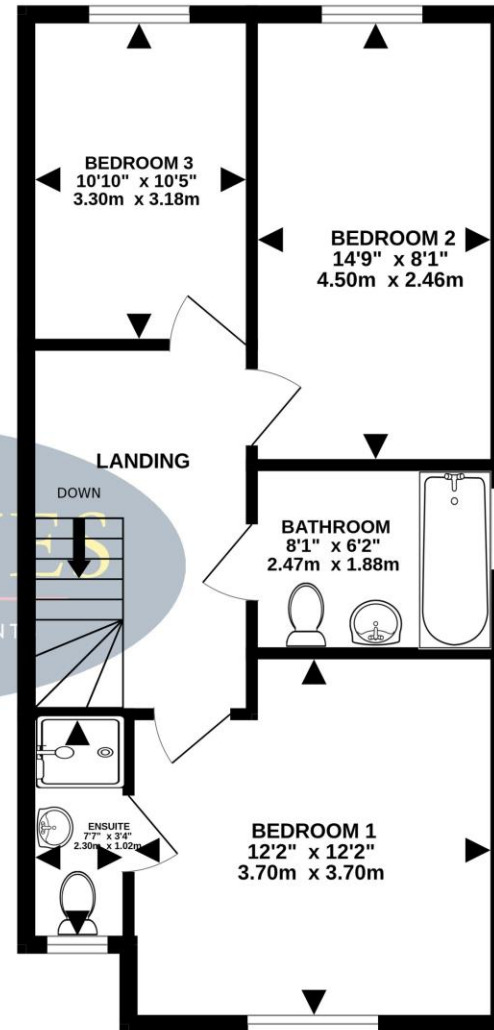
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.







GROUND FLOOR
503 sq.ft. (46.8 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.8 sq.m.) approx.

TOTAL FLOOR AREA : 1007 sq.ft. (93.5 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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www.hearnes.com

18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: poole@hearnes.com

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