

**110a Heights Road, Upton, Poole,
Dorset, BH16 5QW**



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FREEHOLD PRICE £360,000

Built approximately 30 years ago is this modern and beautifully presented 3 double bedroom detached home, with private enclosed garden, detached garage and 2 off road parking spaces. The current owners have updated the home, since they bought it, to include refitting the kitchen, bathroom and cloakroom, adding a conservatory, new flooring, new decoration and landscaping to the front and rear gardens. The home offers gas central heating and double glazing, wood effect flooring on the ground floor, generous kitchen/dining room and feature windows to include a ground floor boxed bay window in the sitting room and a side window in the main bedroom. The compact rear garden is private, low maintenance and ideal for outside entertaining.

- 3 double bedroom detached home built in 1994
- Immaculate and beautifully presented throughout
- The current owners have made many improvements and the home feels deeply loved and cared for
- Cosy sitting room facing the front of the home and having a feature box bay window
- Good size kitchen/dining room fitted in a range of shaker style units with work tops over to include range style Leisure cooker having 5 ring gas hob double oven and grill, dishwasher, space and plumbing for washing machine and fridge/freezer. Space for dining table and opening into sitting room and doors to conservatory
- Beautiful conservatory with continuation of flooring and double doors leading out to the garden
- Bedroom one being dual aspect and having a recess for open built in wardrobe. 2 further double bedrooms and one with open built in wardrobe
- Double glazing and gas central heating
- Detached garage with power and light
- The home has leased solar panels (details available on request)
- Enclosed garden with a large patio area and lawn (artificial grass) area the garden is extremely private and backs onto a copse area
- Driveway with parking for 2 cars (behind each other) and further block paved area

The home is set in a very popular area for families and is within half a mile to the entrance of Upton Country Park which is an area of 160 acres of park and woodland with 32 acres of formal gardens along the shoreline with views out to Poole Harbour. Poole Town Centre is within 3 miles and areas including Broadstone and Lytchett are within 2 miles. Local shops on Poole Road are 600 metres away with further shops on Blandford Road close by. The area is served by excellent local schools to include Upton Infants and Junior School and Lytchett manor Senior School. Yarrells School (private nursery/junior School) is also within half a mile.

COUNCIL TAX BAND: D

EPC RATE: D

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.

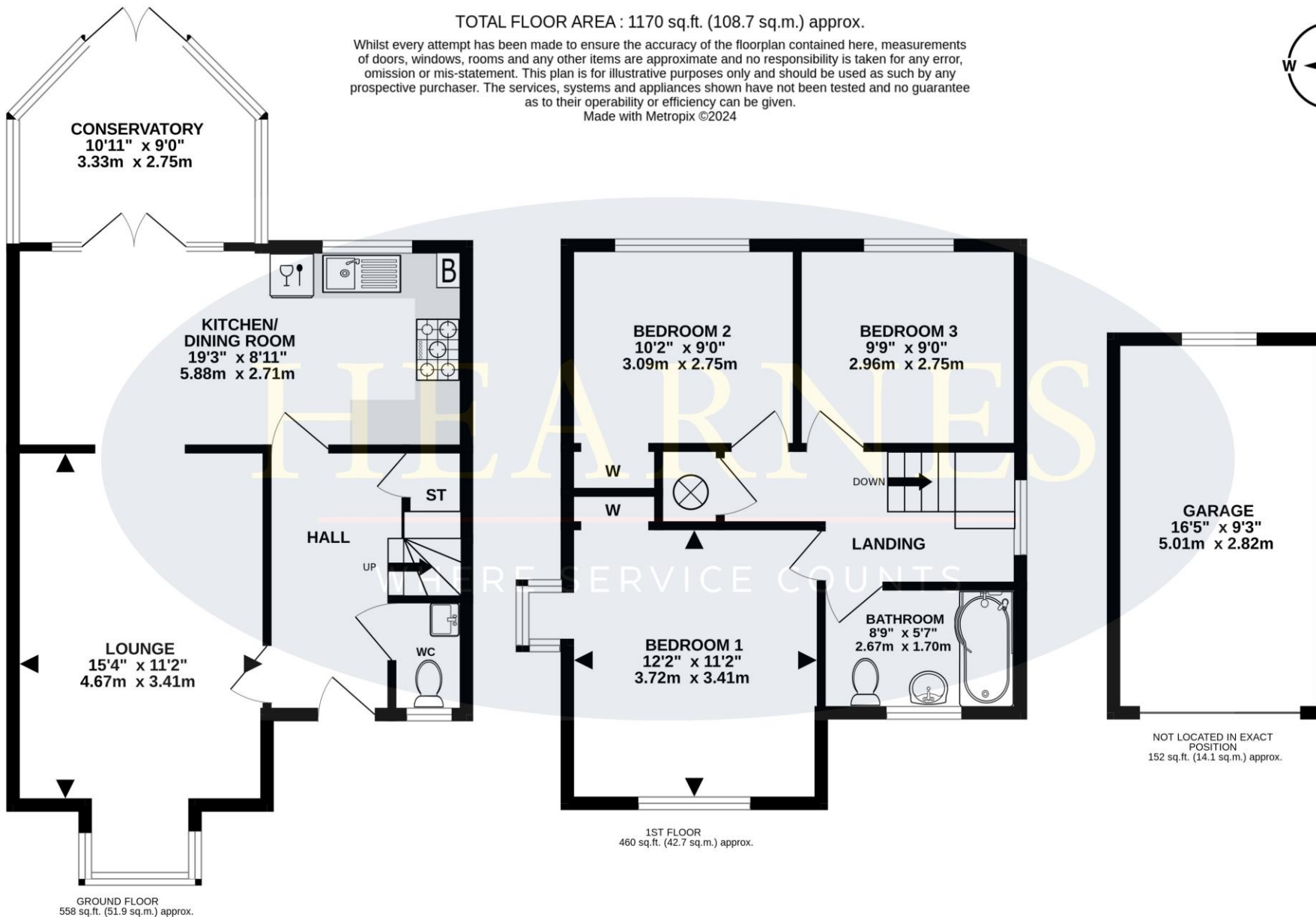




TOTAL FLOOR AREA : 1170 sq.ft. (108.7 sq.m.) approx.

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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