47 Sandy Lane, Upton, Poole, BH16 5EJ

Asking Price **£545,000**

- Detached Chalet Home
- Versatile Accommodation
- Detached Garage
- Solar Water Heating
- Majority Underfloor Heating

- Four Double Bedrooms
- Ample Off-Road Parking
- Southerly Rear Garden
- Three Bath/Shower Rooms
- Vendor Suited

47 Sandy Lane, Poole BH16 5EJ

VENDOR SUITED! This spacious, chalet home offers versatile internal accommodation, approx. 80ft rear garden, ample off-road parking and a detached garage.

4   3   1   D   Council Tax Band: E

Sandy Lane

Briefly, the property comprises four double bedrooms, living room with central wood burner, a kitchen/dining room with easy access to the rear garden, two en-suite shower rooms, a four piece family bathroom and separate downstairs toilet.

The garden is a real stand out feature - it extends to approximately 80ft and is majority laid to lawn with a large patio area abutting the rear of the property. The southerly orientation also means that it is a space that can be enjoyed throughout the day. Further benefits include a block paved driveway, detached garage, tinted glass to bedroom one, solar water heating, situated on a circular bus route, underfloor heating throughout the majority of the property and UPVC double glazing.

Situated within easy reach of 'Lytchett Bay' and within favoured school catchments, we believe has all the makings of a fantastic family home. To arrange a viewing, or for more information, please call our Upton office.

GROUND FLOOR

Living Room
22'06" x 13'09" (6.86m x 4.19m)

Kitchen/Dining Room
17'08" x 11'05" (5.38m x 3.48m)

Bedroom Two
11'09" x 10'10" (3.58m x 3.30m)

En-Suite Shower Room

Bedroom Four
12'02" x 10'10" (3.71m x 3.30m)

FIRST FLOOR

Bedroom One
17'04" x 15'11" max (5.28m x 4.85m max)
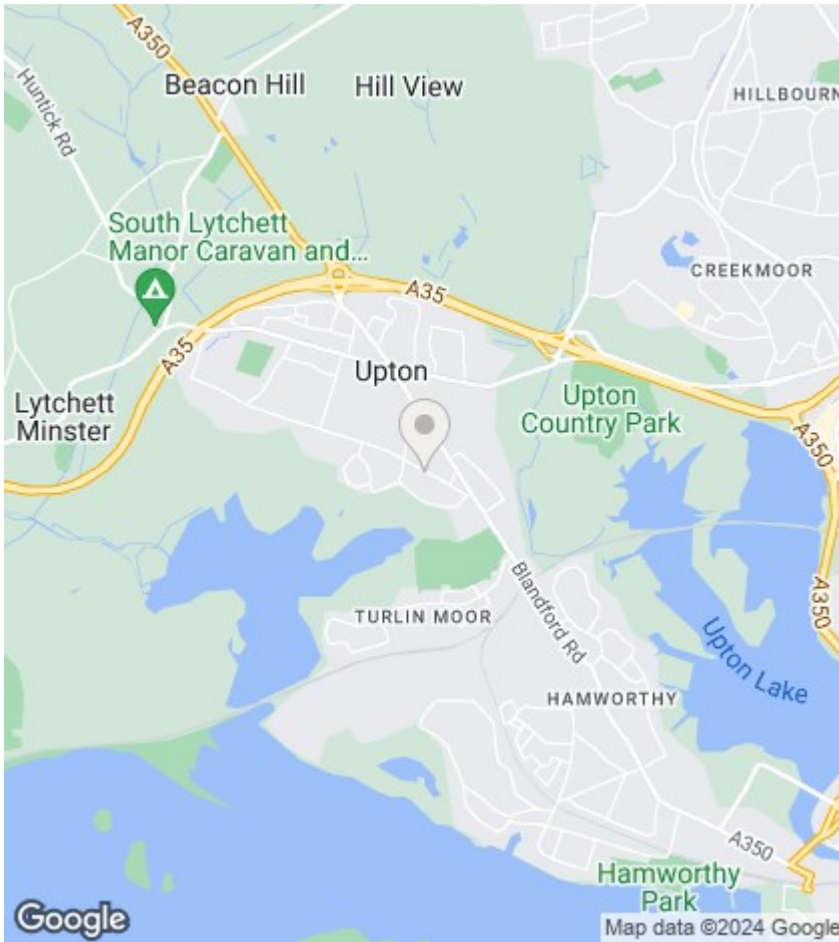
En-Suite Shower Room

Bedroom Three
17'04" x 12'02" max (5.28m x 3.71m max)

Bathroom

Directions

Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		

Current: 64 Potential: 77

England & Wales — EU Directive 2002/91/EC

KITCHEN/BREAKFAST ROOM

LOUNGE/DINER

ENTRANCE HALL

EN-SUITE

BEDROOM 4

WC

BEDROOM 2

MASTER BEDROOM

EN-SUITE

BATHROOM

AIRING CUPBOARD

LANDING

BEDROOM 3