



11 Upton Oak Gardens, Poole, Dorset, BH16 5FA

Asking Price **£389,950**

- Three Bedrooms
- Expansive Open-Plan Living
- Available Parking Spaces
- Lovely Rear Garden
- Beautifully Presented
- Semi Detached Family Home
- Solar Panels
- 9 Years Remaining Builders Warranty
- Modern Development
- Must Be Seen

11 Upton Oak Gardens, Poole BH16 5FA

A simply stunning, beautifully presented and thoroughly spacious family home situated within a modern development in Upton, near Poole.



Council Tax Band: C



Upton Oak Gardens

We are proud to offer for sale this incredibly well presented, stylish and meticulously maintained three bedroom family home situated within a new development on the outskirts of Upton, just a few miles from Poole Town Centre.

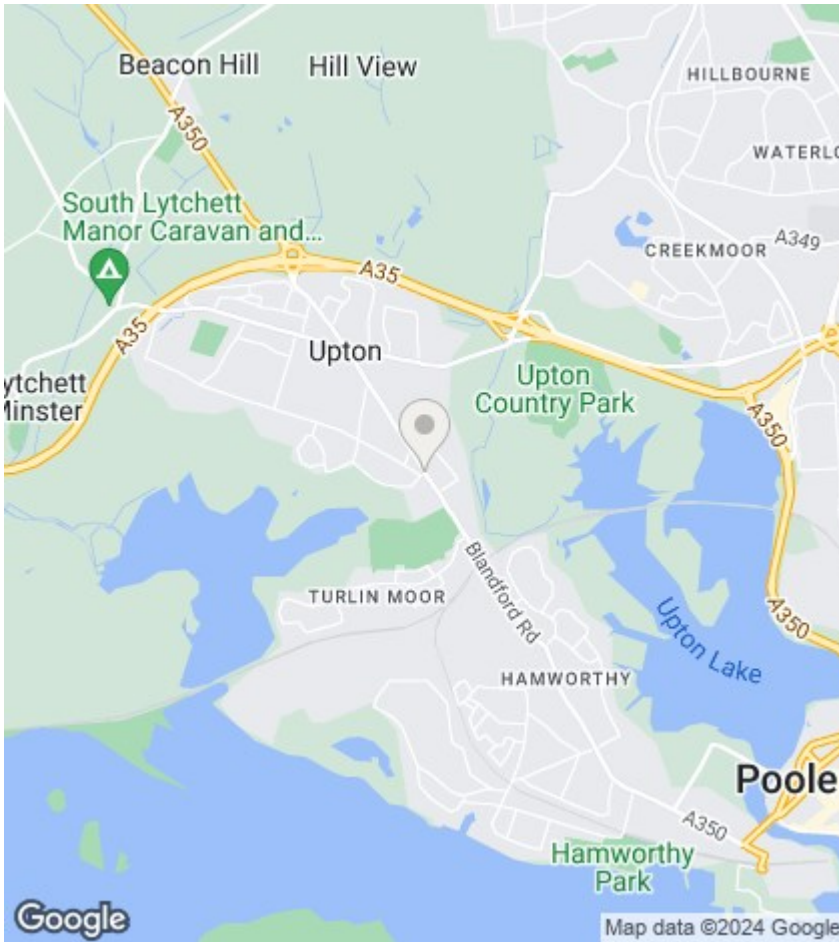
As you enter, you are greeted by the expansive open-plan living space adorned with quality finishes and plenty of natural light. The seamless integration of the living, dining and kitchen areas creates an inviting space ideal for both modern family living and entertaining. The kitchen boasts a range of integrated appliances, ample storage, stylish work surfaces and breakfast bar.

From the living area, bifold doors connect you directly to the rear garden providing fantastic flow from the indoors to outside, ideal for when the sun is shining! The luxurious main bedroom is complete with fitted wardrobes, window shutters and en-suite shower room offering a perfect space to unwind. Two additional and spacious bedrooms provide space to accommodate a growing family, guests or a home office. The family bathroom is also of a similar high standard with bath and wall mounted shower with glass screen.

With two available parking spaces and a position close to local amenities, bus routes and popular schooling, this home provides the perfect balance of modern living and practicality. Additionally, this property is equipped with solar panels alongside gas central heating to ensure energy efficient living throughout the year.

High volumes of interest are expected and internal viewings come highly recommended to appreciate just how special this property is. We look forward to hearing from you.

Note: There is a £150 per year development maintenance fee.



Directions

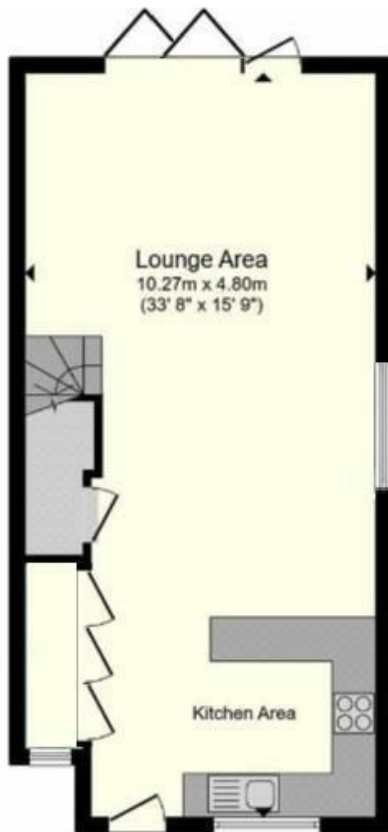
Viewings

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

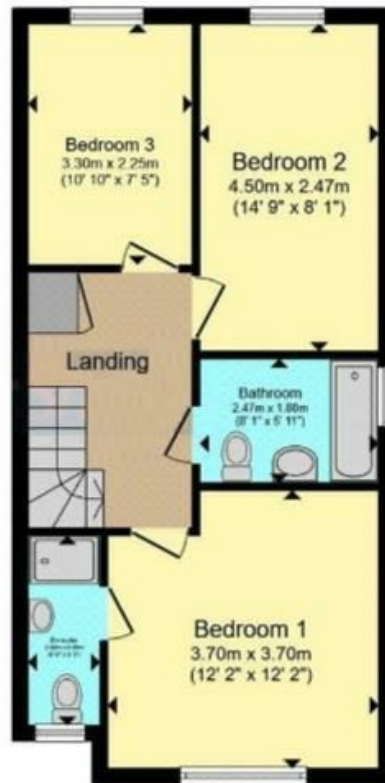
EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		89	90
(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 & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor