



4 Roberts Way, Upton, Poole, BH16 5DF

Asking Price **£359,950**

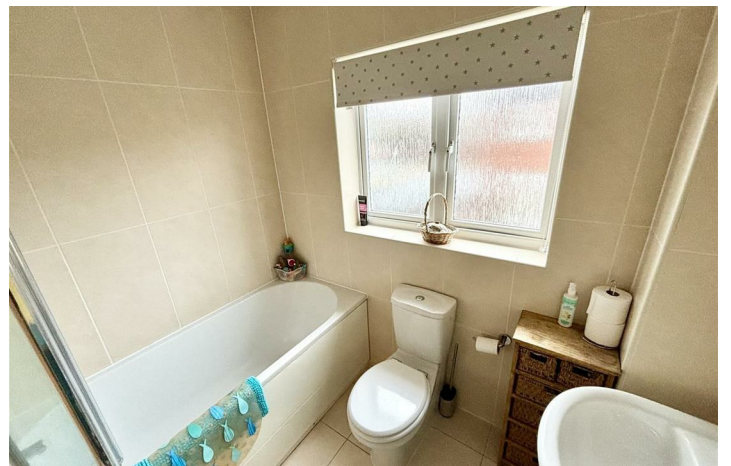
- Semi-Detached House
- Attractive Development
- Off-Road Parking
- Kitchen/Dining Room
- En-Suite Shower Room
- Three Bedrooms
- Low Maintenance Rear Garden
- Electric Car Charging Point
- Downstairs Toilet
- Close to Favoured Schooling

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VENDOR SUITED!! A most attractive, semi-detached family home situated within a modern cul-de-sac 'Wyatt Homes' development. Favoured local schooling is only a short walk from the doorstep!



Council Tax Band: D



Roberts Way

Built in 2008 by Wyatt Homes, this modern home comprises: three good sized bedrooms, living room with 'French' doors to the garden, kitchen/dining room with useful utility cupboard, downstairs toilet, family bathroom and en-suite shower room.

Further benefits include a low maintenance rear garden, a block paved driveway providing off-road parking for two cars, electric car charging point, in-built wardrobe in bedroom one, gas central heating and UPVC double glazing.

Roberts Way is an attractive modern development that's ideally positioned to make walking to schooling for all ages easy, along with the host of other amenities that make Upton so popular with families. It's also worth noting that the development finishes as a cul-de-sac so the traffic past the property is purely residents.

In our opinion, internal viewing is a must in order to appreciate what this home has to offer. To arrange, or for more information, please call our Upton Branch to arrange!

Living Room

15'10" x 10'01" (4.83m x 3.07m)

Kitchen/Dining Room

15'10" x 10'01" (4.83m x 3.07m)

Downstairs Toilet

4'09" x 3'09" (1.45m x 1.14m)

Bedroom One

10'04" x 10'02" (3.15m x 3.10m)

En-Suite

9'01" x 2'11" + doorway (2.77m x 0.89m + doorway)

Bedroom Two

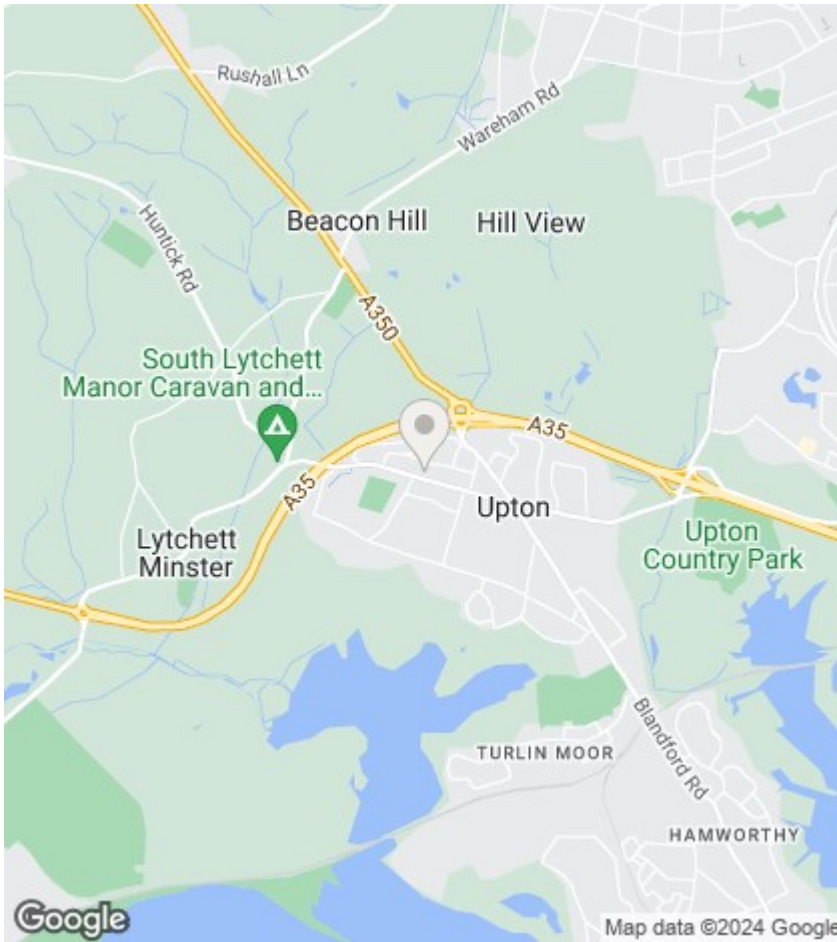
10'03" x 9'00" (3.12m x 2.74m)

Bedroom Three

10'02" x 6'05" (3.10m x 1.96m)

Bathroom

7'04" x 5'05" (2.24m x 1.65m)



Directions

Viewings

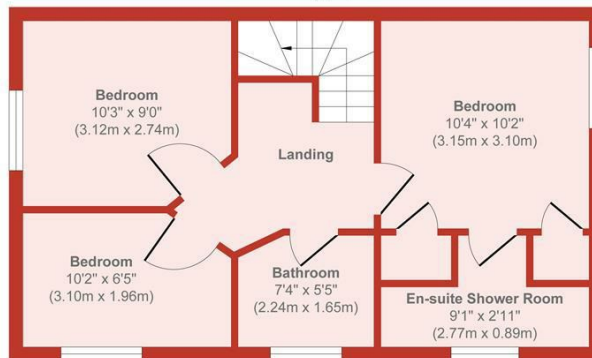
Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

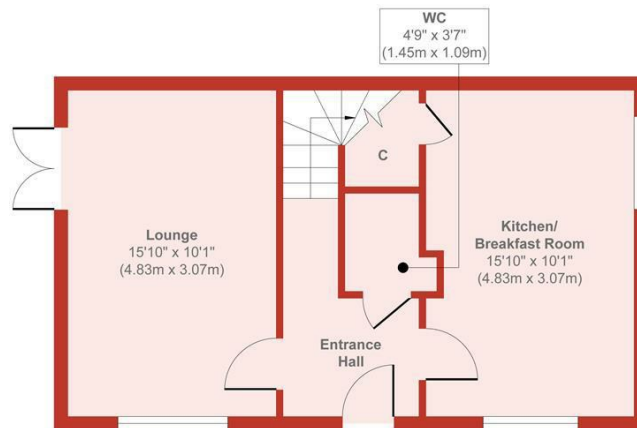
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		77	
(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	

Roberts Way, Upton



First Floor



Ground Floor