



15 Beacon Park Road, Upton, Poole, BH16 5NZ

Asking Price **£499,950**

- Extended Detached Bungalow
- Beautiful Kitchen/Living Room
- Off-Road Parking
- Bespoke Kitchen with Island
- Two Bath/Shower Rooms
- Three Double Bedrooms
- Useful Garden Room
- Stylish Finish Throughout
- Mature South Facing Garden
- High Spec Renovation

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Extended, modernised and finished to a simply beautiful standard! A detached bungalow situated in a popular residential area, offering open-plan living, off-road parking and a south facing garden.



Council Tax Band: D



Beacon Park Road

Having been transformed by the current occupiers, this property is stylish but practical in every way. Upon entry you are greeted with a stunning open plan kitchen/living room that extends to a large bi-folding door that takes you out into the garden. The principle bedroom is sizeable and has a designated dressing area; this is then complemented by two further doubles. You have the choice of a shower room and family bathroom, both of which have been finished with top quality fittings. The convenience of the property is further enhanced by a separate utility area and a garden room - which could make a fantastic home office.

Further benefits include: a host of integrated appliances from 'Neff' & 'Bosch'; ample off-road parking; storage area to the rear of the garden room; gas central heating with updated 'combi' boiler, quality 'Karndean' flooring; re-wiring, updated windows throughout; a 'Quooker' hot water tap; large insulated loft space and much more...

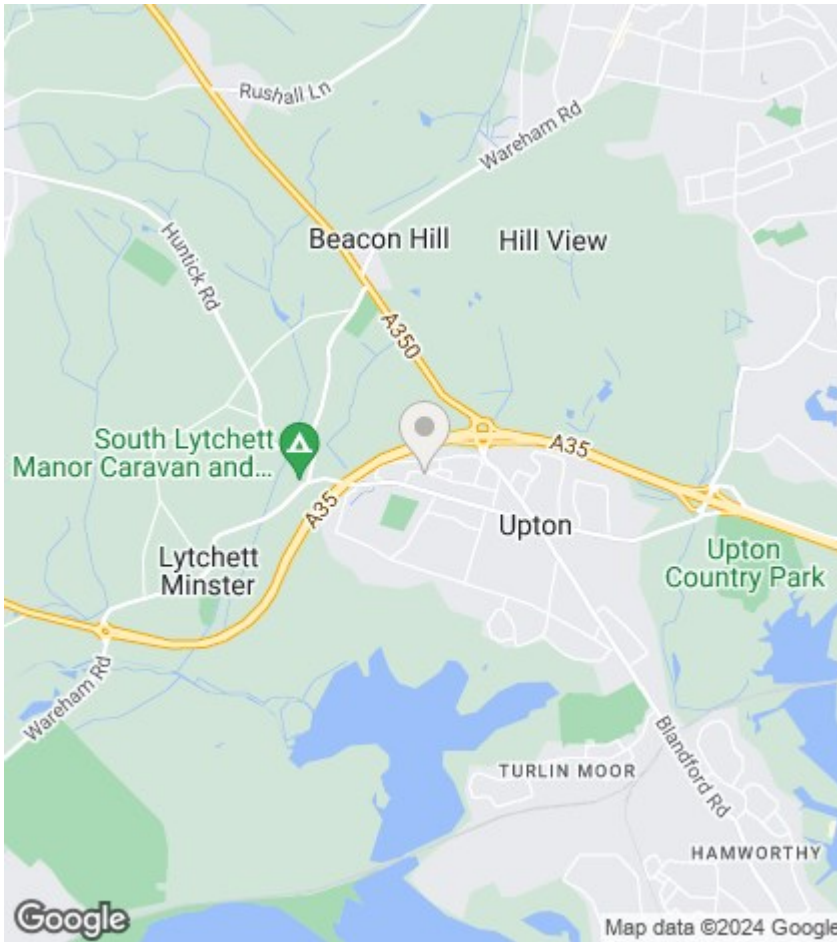
The southerly facing garden has been lovingly maintained. Whilst majority laid to lawn, there are various borders and planters that support a variety of mature shrubs and plants. A range of different seating areas also make 'al-fresco' entertaining incredibly easy.

Positioned within easy reach of favoured local schooling, we believe this property would make an ideal family home! Upton Country Park & Lytchett Bay Nature Reserve can also be reached with ease.

To appreciate what this property has to offer, it simply has to be viewed internally. To arrange, or for more information, please call our Upton Branch at your earliest convenience!







Directions

EPC carried out pre-renovation

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 | | | 87 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | 57 | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

