



Sandy Lane, Upton, BH16 5LU

**Asking Price £635,000**

- Four Bedrooms
- Lovely South Facing Garden
- En-Suite Shower
- Huge Further Potential
- Backing Onto Lytchett Bay
- Detached Family Home
- Utility Room
- Separate Dining Room
- Rare Opportunity in Prime Position
- Deceptively Spacious

# Sandy Lane, Upton, BH16 5LU

PRIME POSITION on Sandy Lane. We are delighted to offer for sale this deceptively spacious chalet style detached family home, nestled among trees on the edge of Lytchett Bay Nature Reserve in Upton, near Poole.



Council Tax Band: E



## Sandy Lane

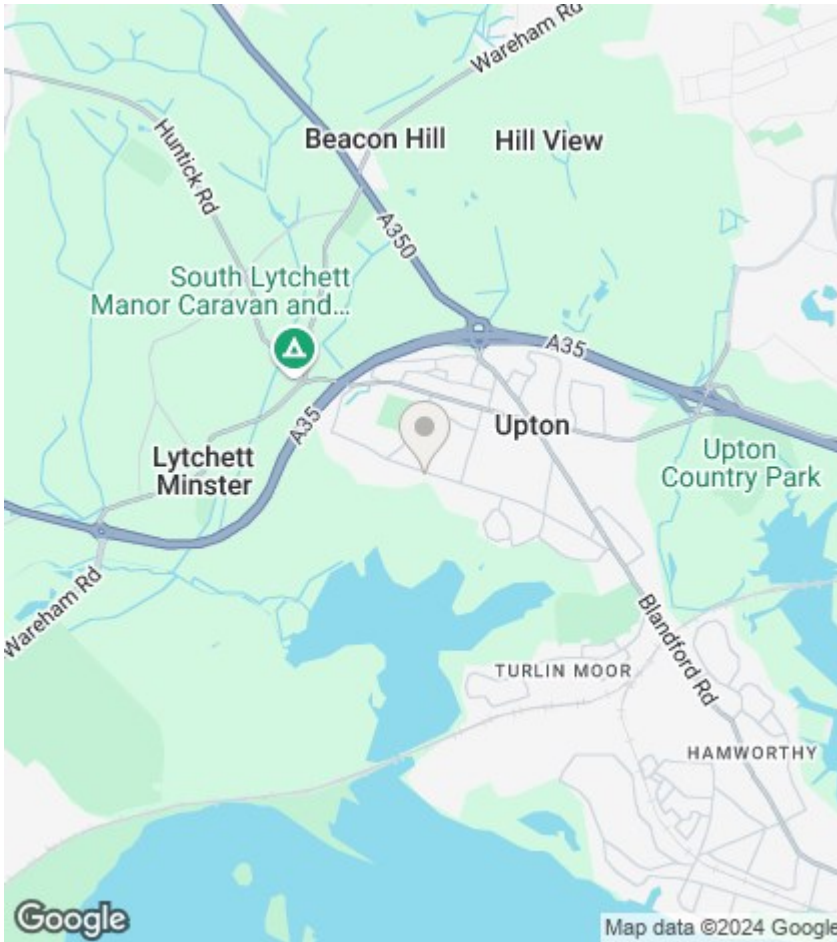
This delightful home seamlessly combines space and versatility with serene natural surroundings, offering a unique blend of tranquility, convenience and function. The spacious accommodation ideal for a family briefly comprises; four double bedrooms (two upstairs & two downstairs) with en-suite shower, large extended living room, kitchen, dining room, utility room, modern downstairs family bathroom and separate/additional toilet. There are glimpses of the bay through the trees from bedroom one.

With huge further potential to make the property your own, there are plenty of additional benefits to include; gas central heating double glazing, spacious living areas, a cozy ambiance, and a wealth of outdoor space making this home perfect for both relaxing and entertaining.

Surrounded by mature trees, the fantastic rear garden offers a peaceful retreat for outdoor living and entertaining. Mainly laid to lawn with a large raised decking area and ideal spot for growing fruit & vegetables. Enjoy the seclusion and natural surroundings, with nearby access to scenic walks and wildlife around Lytchett Bay nature reserve.

Situated in the desirable area of Upton, this property offers the best of both worlds - peaceful living with easy access to Poole and its amenities. Popular schools, local shopping, and recreational facilities are all within a short distance from your doorstep, ensuring you have everything you need within reach.

To arrange a viewing, or for more information, please contact our Upton office at your earliest convenience.



## Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

## Viewings

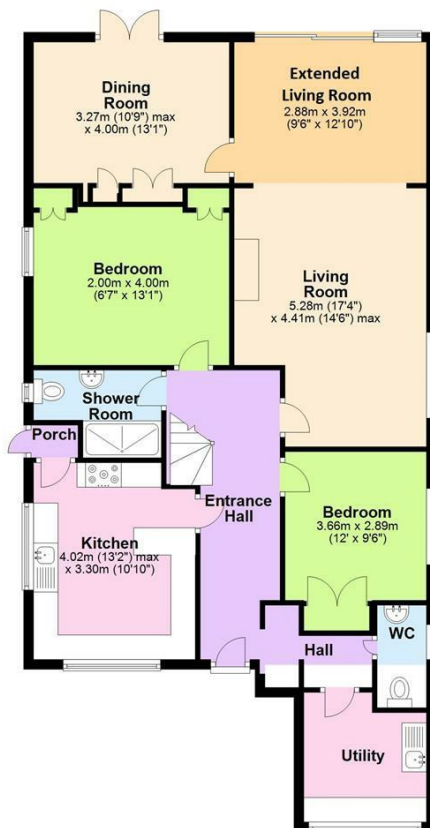
Viewings by arrangement only. Call 01202 622101 to make an appointment.

## EPC Rating:

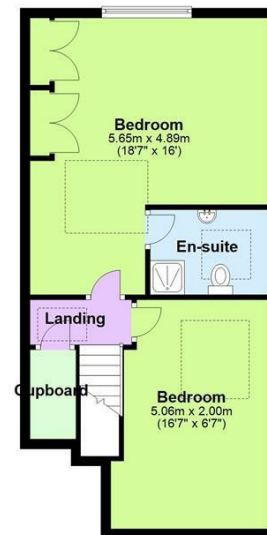
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			76
(69-80) C			
(55-68) D		55	
(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



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006) Plan produced using PlanUp.