



Kingfisher Drive, Upton, BH16 5FG

Asking Price **£625,000**

- Detached Family Home
- Built 2017 by Wyatt Homes
- Stunning Throughout
- 'Neff' Fitted Appliances
- Family Bath, Shower Room & En-suite

- Five Bedrooms
- Set Over Three Floors
- Garden Room & Hot Tub
- Garage - Converted to a Office/Gym
- Driveway

Kingfisher Drive, Upton, BH16 5FG

VENDOR SUITED! A simply stunning, spacious detached family home built by Wyatt Homes in 2017. Beautifully presented throughout with a fantastic garden for entertaining, situated on the outskirts of Upton near Poole.



Council Tax Band: E



Kingfisher Drive

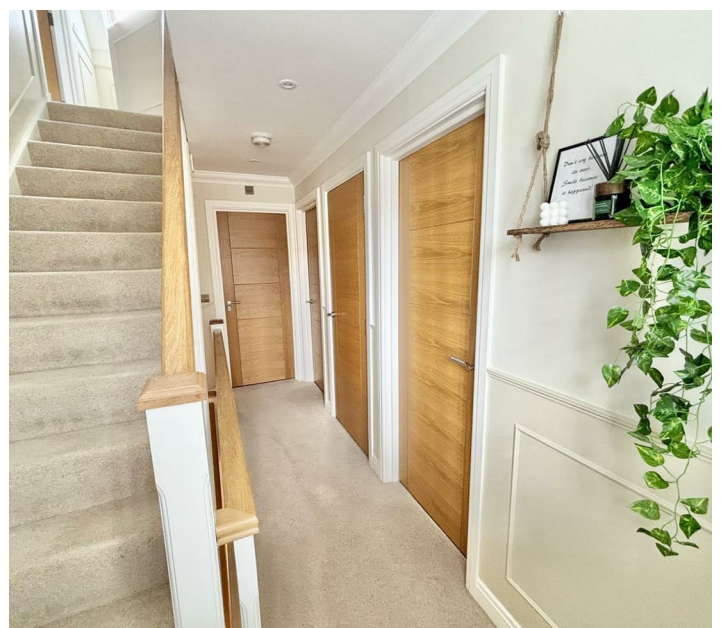
We are delighted to be appointed sole agents in the sale of this beautifully presented and spacious detached family home situated on the ever popular Kingfisher Drive, just off Policeman's Lane in Upton.

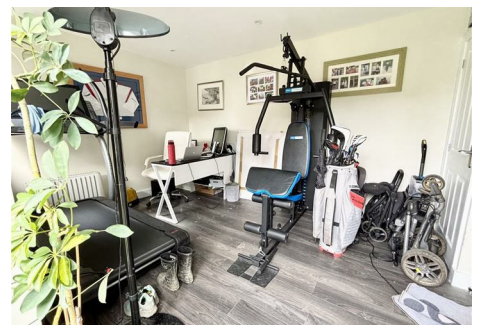
Built to high specification in 2017 by well respected local developer 'Wyatt Homes', this imposing and spectacular property comprises; five bedrooms (bedroom five currently designed as dressing room with built in storage), en-suite to the principle bedroom, fantastic fully fitted kitchen/dining room with 'Neff' appliances, utility room, downstairs toilet, superb living room, family bathroom and second floor shower room.

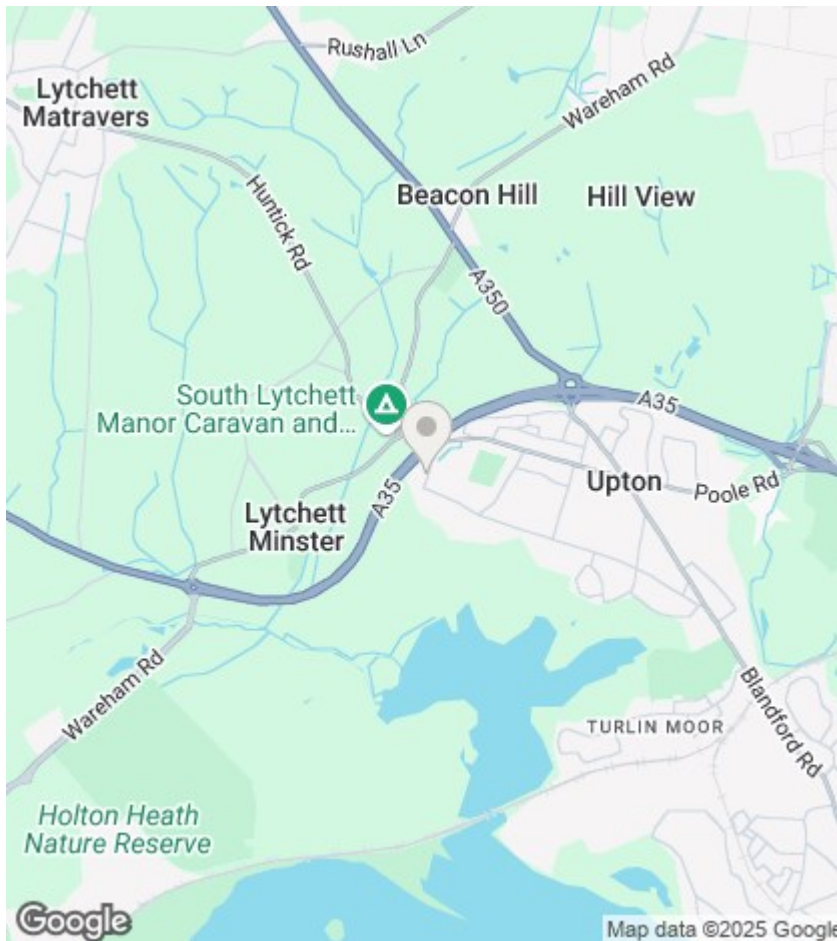
Aesthetically, this property is stunning and combines a modern internal finish with a characterful façade. Further benefits include; UPVC double glazed windows, fitted wardrobes in all bedrooms, single garage which has been converted to a perfect office/gym space with plumbing/drainage, a driveway for two cars, low maintenance garden with fantastic composite clad garden room and hot tub (included), spacious entrance hallway, contemporary fixtures and fittings, access to the garden from the kitchen and living room, gas central heating and approximately two years remaining on the build guarantee.

The property is ideally situated close to local amenities, bus routes and within catchment for Upton Infants, Juniors and the highly regarded Lytchett Minster School. There is also an excellent road network making Poole, Wareham, Dorchester and Bournemouth all easily accessible. Hamworthy Station is a few miles down the road, which has direct train links to London, Waterloo.

In our opinion, this property will make an ideal family home and simply must be viewed to appreciate the quality and space on offer. This can be arranged directly with the agent at your earliest convenience to avoid disappointment.







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:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(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	

