



14 Hop Close, Upton, Poole, BH16 5RG

**Asking Price £435,000**

- Three Bedrooms
- Incredible Rear Garden
- Backing onto Fields
- Off-Road Parking
- Favoured Location
- Detached House
- Immaculate Throughout
- Study/Playroom
- Swimming Pool
- Vendor Suited!

# 14 Hop Close, Poole BH16 5RG

Impeccably presented both inside & out! A three bedroom detached home, nestled in a tucked away position with a southerly aspect rear garden backing onto fields. VENDOR SUITED.



Council Tax Band: D



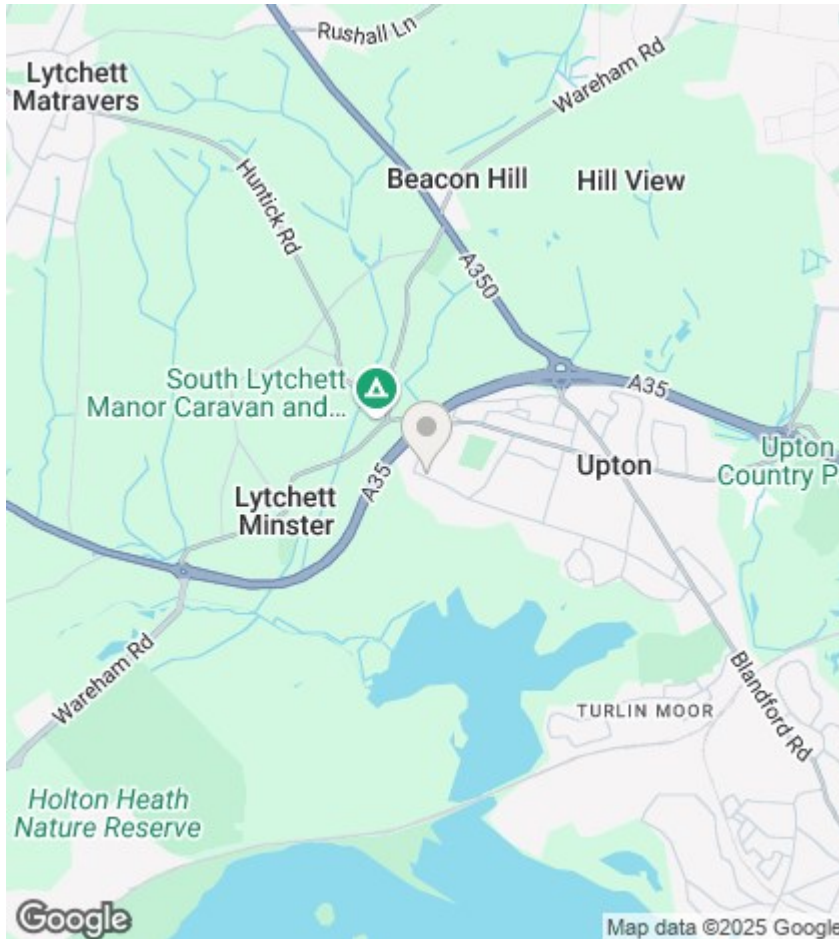
### Hop Close

A clear level of care has been paid to this property during the current owners tenure and that is evident throughout the property along with the meticulously maintained garden! Briefly, the home comprises three bedrooms (all of which have fitted wardrobes), a bright living room with patio doors to the garden, modern kitchen with integrated appliances, dining room, study/playroom, utility, downstairs toilet, en-suite shower room and family bathroom.

The garden really does distinguish this property from its counterparts. It's majority laid to lawn with a patio area abutting the rear of the property - during good weather, the southerly aspect guarantees sun all day, which is perfect in order to enjoy the swimming pool that's positioned in the corner. Further benefits include gas central heating, UPVC double glazing and off-road parking.

Situated within the popular 'Frenchs Farm' Development, this property is ideally located to enjoy the walks over Lytchett Bay Nature Reserve along with convenient local amenities & bus routes.

In our opinion, this property has to be viewed in order to appreciate what is on offer. To arrange a viewing, or for more information, please contact our Upton Branch 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

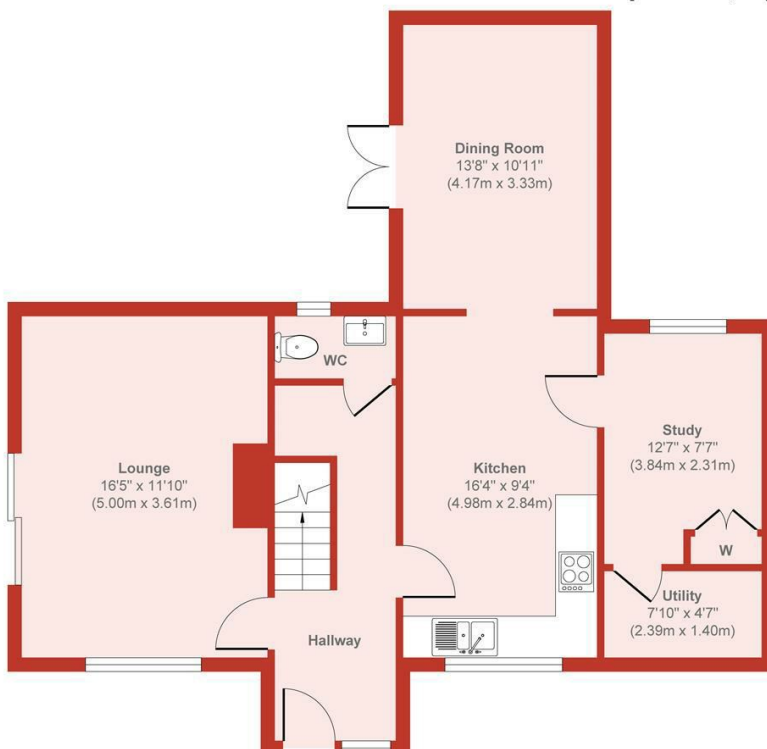
Viewings by arrangement only. Call 01202 622101 to make an appointment.

## EPC Rating:

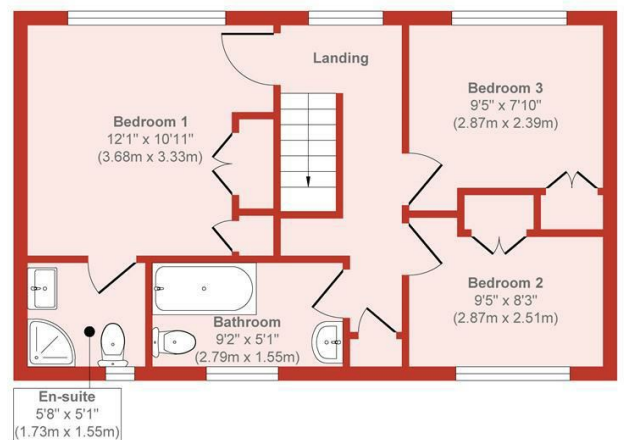
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	66	79
England & Wales		EU Directive 2002/91/EC

## Hop Close, Upton



**Ground Floor**  
Approximate Floor Area  
731 sq. ft  
(67.91 sq. m)



**First Floor**  
Approximate Floor Area  
454 sq. ft  
(42.17 sq. m)

**Approx. Gross Internal Floor Area 1185 sq. ft / 110.08 sq. m**

Produced by Elements Property