



The Crossways, Upton, Poole, BH16 5HB

Asking Price **£475,000**

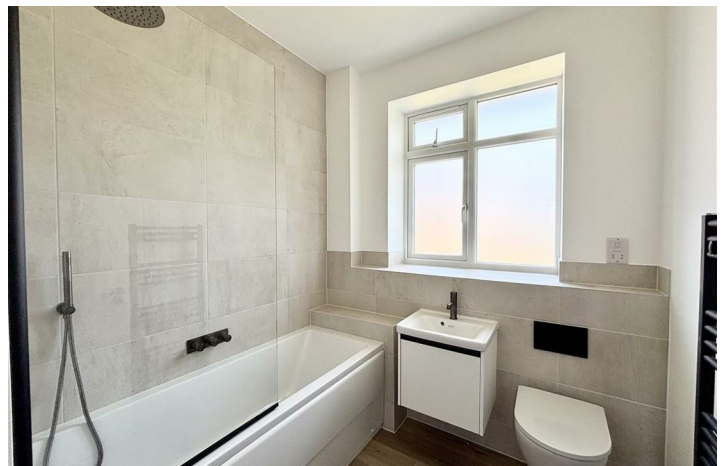
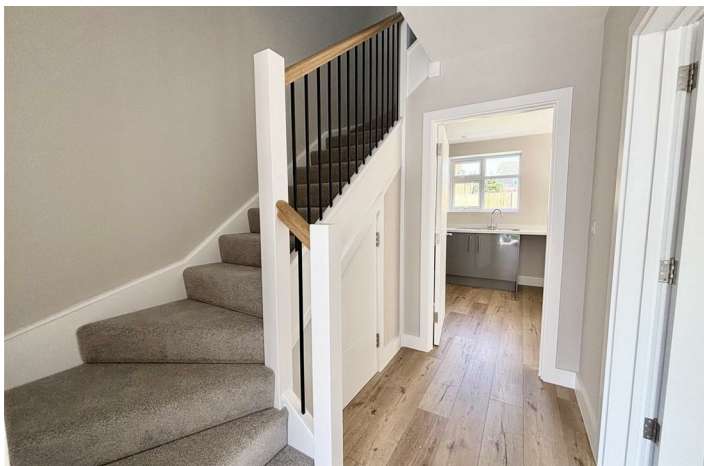
- Detached Family Home
- Three Bedrooms
- Off-Road Parking
- Efficient Heat Pump
- Central Location
- Newly Built
- Great Sized Garden
- Triple Glazing
- EV Charging Point
- View Today!

The Maples The Crossways, Poole BH16 5HB

A newly built detached home with a traditional aesthetic, featuring a kitchen/dining room and separate lounge. Complemented by off-road parking and well proportioned garden.



Council Tax Band: D



House

This tastefully designed development consists of just three homes, and feels pleasantly removed from the general activity of Central Upton.

The entrance hallway leads the whole way through the ground floor, there is a downstairs toilet and useful under stairs storage cupboard. The living room is the ideal place to enjoy an evening and is lovely & bright thanks for the feature bay window. Spanning the rear of the property, the kitchen/dining room provides an ideal space for family meal times - dual aspect sliding doors provide easy access to the garden.

Upstairs there are three bedrooms - two generous doubles and a single room, ideal for a child or perfect for a home office. The bathroom has been well finished using a range of premium fittings.

In our opinion, the garden is unlike that found with the vast majority of new build homes. It's a great size and is majority laid to lawn with a patio area that wraps round to make the most of the doors from the kitchen. There is side access and all is enclosed by panel fencing.

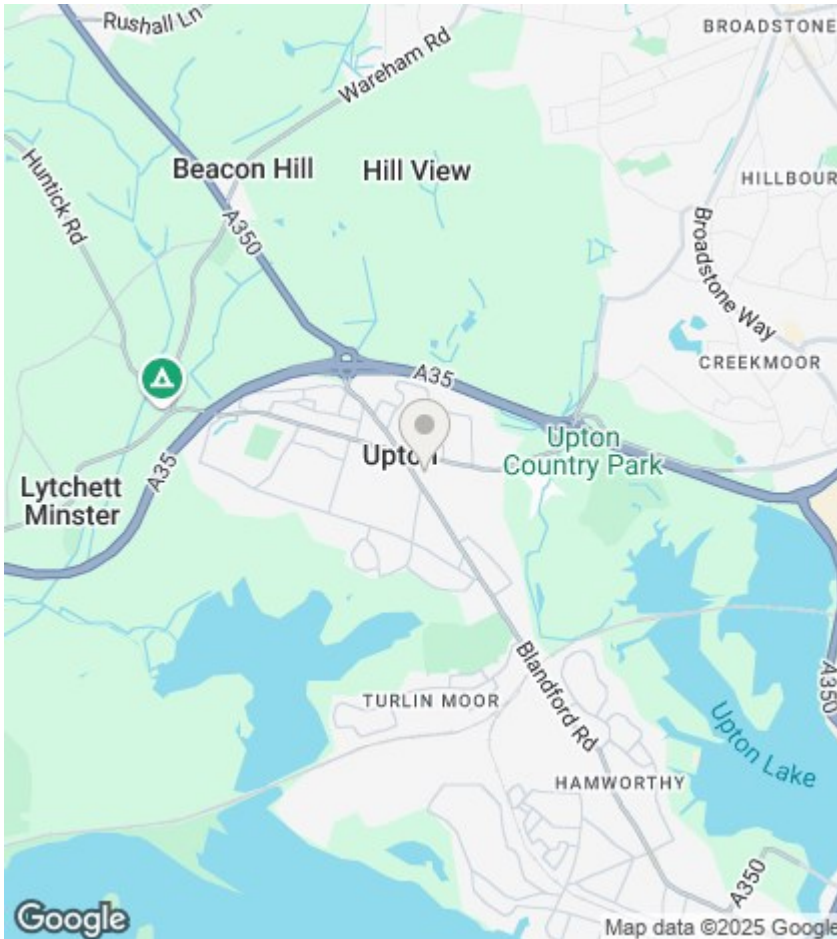
There's a host of other benefits to include: EV charging point, outdoor double power socket, efficient Heat Pump, underfloor heating throughout the ground floor and UPVC triple glazing.

Ideally positioned in the heart of Upton, this property enjoys convenient access to a wide selection of popular local amenities. Families will appreciate the availability of well regarded schools for all ages — with Yarrells Preparatory School just a short walk away at the end of the road. For lovers of the outdoors, Upton Country Park is also within easy reach, perfect for dog owners or those who enjoy green, open spaces right on their doorstep.

We expect strong interest in this home, so early viewing is highly recommended. To arrange a visit or find out more, please contact the 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:

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

The Crossways, Upton

