



1 Martingale Close, Upton, Poole, Dorset, BH16 5ST

Asking Price £450,000

- Three Bedrooms
- Detached Family Home
- Lovely Rear Garden
- Beautifully Presented
- Gas Central Heating
- Extended and Spacious
- Downstairs Toilet/Utility
- Driveway for 3/4 Cars
- Close to Upton Country Park
- Versatile, Modern Living

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We are delighted to offer for sale this beautifully presented and extended detached family home in Upton, just moments from Upton Country Park!



Council Tax Band: D



Martingale Close

Tucked away in a peaceful and sought after area of Upton, this beautifully extended three bedroom detached home offers generous and versatile living space ideal for modern family life.

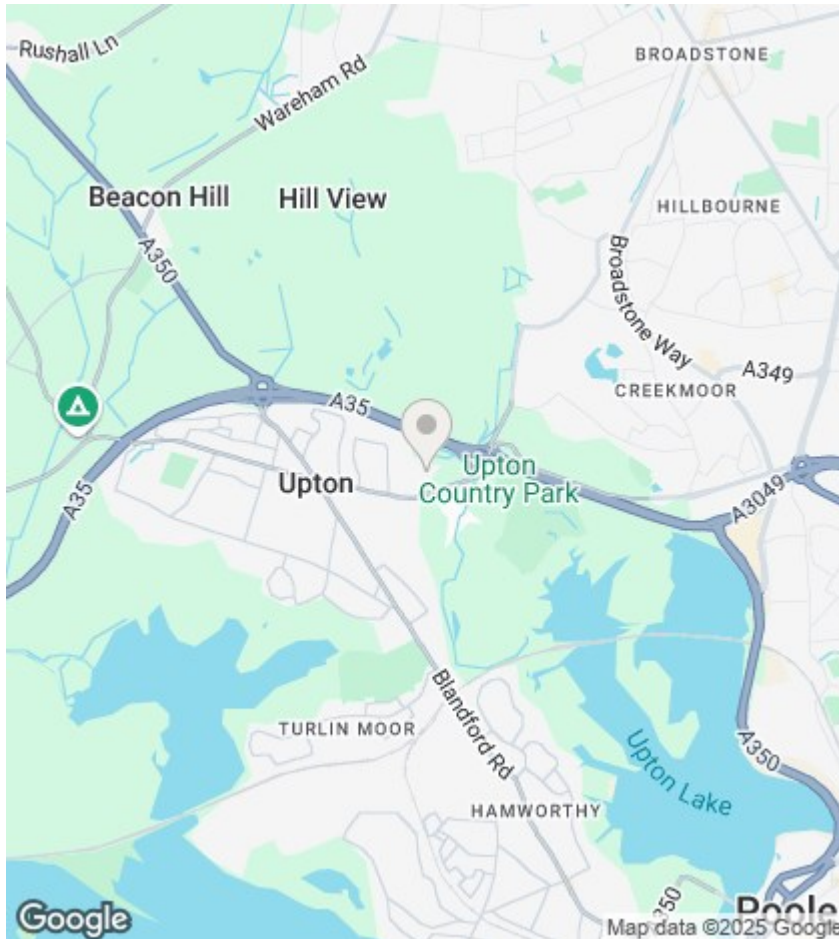
The property has been thoughtfully designed and extended to create a welcoming and practical layout. At the heart of the home is a spacious open-plan kitchen, dining and snug area that opens directly onto the fantastic rear garden, making it perfect for both everyday living and entertaining.

A separate lounge seamlessly links all of the ground floor accommodation, where you will also find a study providing a quiet area for home working or reading, while the addition of a utility room with WC enhances day to day convenience. The versatile boot room, currently used as a practical storage and transition space, could also serve as a guest room or hobby room depending on your needs.

Upstairs, there are three well proportioned bedrooms, including a spacious main bedroom with a stylish en-suite shower room. The family bathroom is equally modern and finished to a high standard, providing a comfortable and contemporary space for the whole family.

Outside, the property features a private rear garden, a garage store for additional storage, and a driveway with parking for three to four vehicles. With Upton Country Park just moments away and excellent road links to Poole town centre and beyond, this is a wonderful opportunity to enjoy both nature and convenience in one location.

For more information, or to arrange a viewing, 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:

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

