



12 Shore Gardens, Upton, Poole, Dorset, BH16 5DX

**Asking Price £495,000**

- Four Bedrooms
- En-Suite
- Garage & Driveway
- Spacious Throughout
- Downstairs Toilet
- Modern Detached House
- Popular Location
- Well Presented
- Lovely Garden
- Must Be Seen!

# 12 Shore Gardens, Poole BH16 5DX

A modern and spacious detached family home with FOUR/FIVE bedrooms and lovely rear garden. Set within a popular road in Upton near scenic walks around Lytchett Bay and within catchment for favoured local schools.



Council Tax Band: D



## Shore Gardens

We are delighted to offer for sale this imposing family home in Upton, near Poole.

The well presented accommodation briefly comprises; four/five bedrooms with en-suite to bedroom one, lounge, separate study/playroom/fifth bedroom, kitchen/breakfast room, downstairs toilet/utility and family bathroom.

Outside, the property has a driveway for a couple of cars and a fantastic garden to the rear. Mainly laid to lawn with a decking area immediately outside the house with an attractive pergola, garden shed and well kept shrub borders.

We believe this property will make an ideal family home and internal viewings come highly recommended to appreciate the size and quality on offer. This can be arranged directly with the sole agents at your earliest convenience.

### Lounge

20'10 x 15'2 max (6.35m x 4.62m max)

### Separate Family Room/Bedroom Five

15'5 x 10'4 max (4.70m x 3.15m max)

### Kitchen Area

8'10 x 8'7 (2.69m x 2.62m)

### Dining/Breakfast Area

16'7 x 9'11 (5.05m x 3.02m)

### Downstairs Toilet/Utility

### Bedroom One

17'9 x 8'6 (5.41m x 2.59m)

### En-suite

### Bedroom Two

12'3 x 8'8 (3.73m x 2.64m)

### Bedroom Three

9'4 x 8'8 (2.84m x 2.64m)

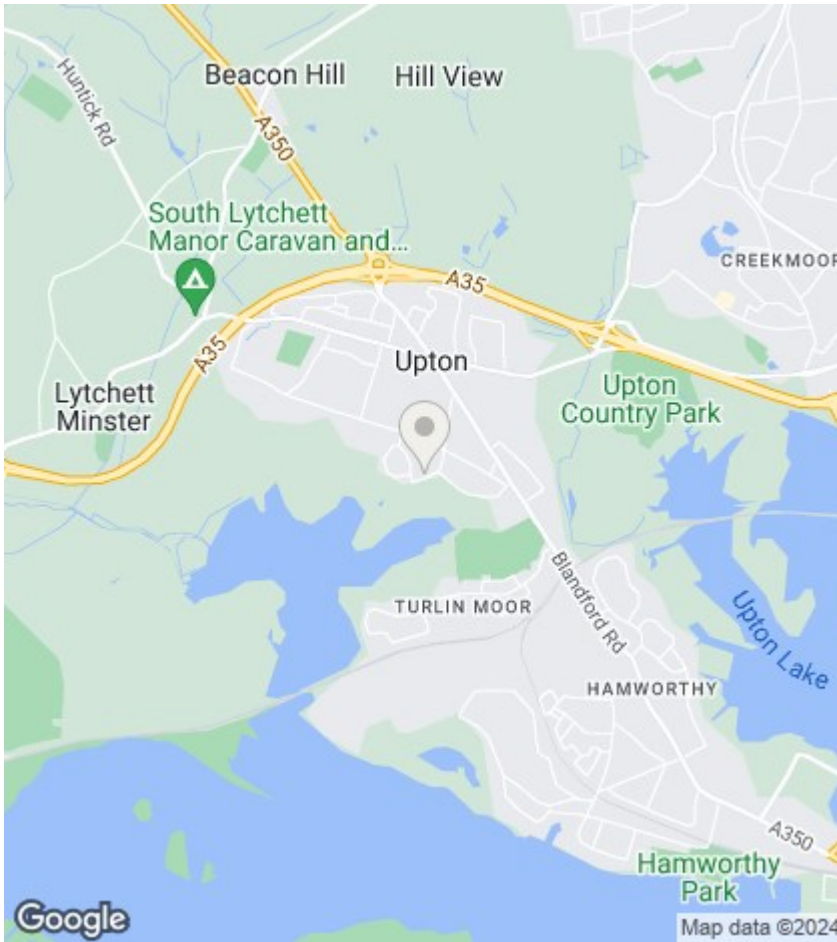
### Bedroom Four

8'1 x 7'10" max (2.46m x 2.39m max)

### Bathroom

### Integral Garage

16' x 8'6 (4.88m x 2.59m)



## 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
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

