



Herons Reach, Beach Road, Upton BH16 5NA

£1,200,000

MOLLARO
DORSET & NEW FOREST ESTATE AGENTS





A RARE OPPORTUNITY TO ACQUIRE A SEA VIEW HOME AND ADDITIONAL PLOT OF LAND IN ONE OF THE AREA'S MOST SOUGHT-AFTER LOCATIONS

This detached property is offered for sale for the first time, having been constructed by the vendor's family and being a much-loved home ever since. The property is set within a plot of 0.32 acres and occupies a peaceful position near the head of a private no-through road. A further 0.24 acre plot of land, detached from the main plot, is also conveyed with the property and may offer the purchaser an interesting range of uses subject to any necessary permissions.

Step through the front door and you are welcomed into a sizeable entrance hall. This leads through into a spacious lounge/dining room, which is a particular feature of the property with its large double sliding doors leading directly onto a paved terrace area overlooking the lawned rear garden. The expansive garden is a haven of tranquillity, overlooking the wetlands leading down to Lytchett Bay.

A generously sized kitchen/breakfast room, separate utility room and modern shower room complete the ground floor accommodation. Stairs leads to a spacious first floor landing, with doors to all five bedrooms, each of which have built in wardrobes. Bedroom 5 is currently arranged as an additional sitting room but would also make an ideal study. Bedrooms 1 and 2, to the rear of the property, both benefit from exceptional far-reaching views and offer a delightful observation point to enjoy. The master bedroom also benefits from a modern bathroom, and a further family bath/shower room completes the first floor accommodation.

Outside, the driveway offers ample parking for multiple vehicles and leads to the integral double garage at the front of the property, as well as a further large detached garage/workshop accessed via the side driveway. There are numerous walks to enjoy in the nearby nature reserves, as well as the popular Upton Country Park, which is ideal for children and dogs to explore. Local shops can be found nearby in Upton, whilst Poole town centre is just a short distance away, with its wide range of shops, restaurants, facilities and transport links. There are also excellent road transport links nearby to further afield via the A35 and A31.

A delightful home in a simply stunning location, which awaits new owners to enjoy all that it has to offer. Available to view now and offered for sale with vacant possession and no forward chain.

KEY FEATURES

- Rarely Available Home in a Sought-After Location
- Sea View Property with Views of Lytchett Bay
- Main Plot 0.32 Acres & Additional Plot of 0.24 Acres
- Spacious Lounge/Dining Room onto Terrace
- Five First Floor Bedrooms with Built In Wardrobes
- Three Modernised Bathrooms
- Integrated Double Garage & Detached Garage
- Expansive Private Rear Garden
- Peaceful Private Road Location
- Vacant Possession & No Forward Chain















ADDITIONAL INFORMATION

Room Dimensions

Please see floorplan for room dimensions.

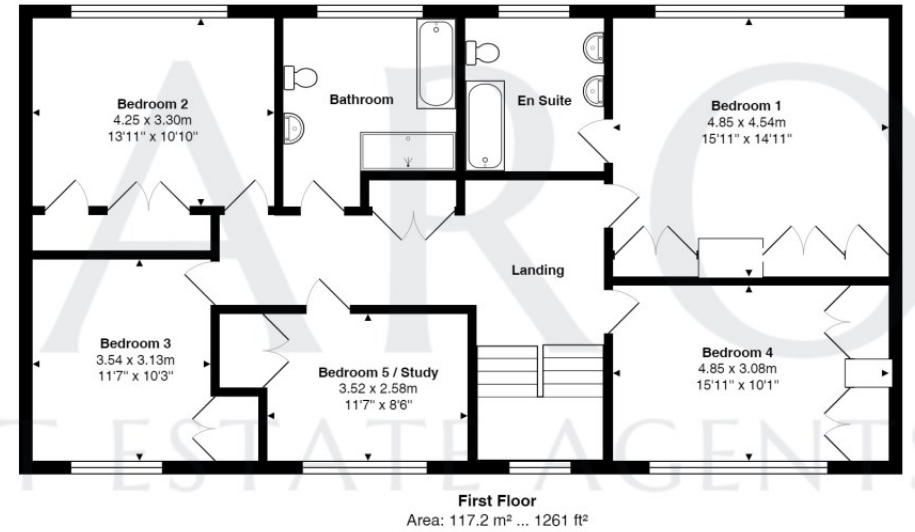
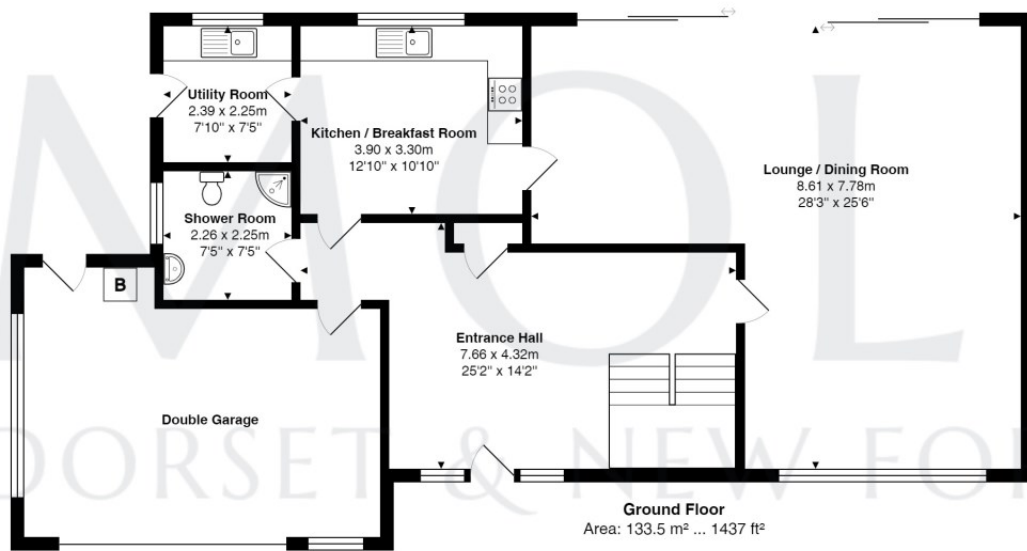
Tenure

Freehold

Council Tax

Band G - Dorset Council

FLOORPLAN



Total Area: 250.7 m² ... 2698 ft²

All measurements are approximate and for display purposes only





Viewing by Appointment Through the Vendor's Sole Agent

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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