WILSON THOMAS
ESTATE AGENTS

18 Cherry Hill Grove, Upton, Poole BH16 5LP

Occupying a large plot set at the head of this popular cul-de-sac lies this impressive four double bedroom split level family home. The property requires modernisation, which represents an ideal refurbishment project and is offered with no forward chain.

EPC: 65 **Council Tax Band:** E **Price:** £475,000 Freehold

4 2 2

Key Features

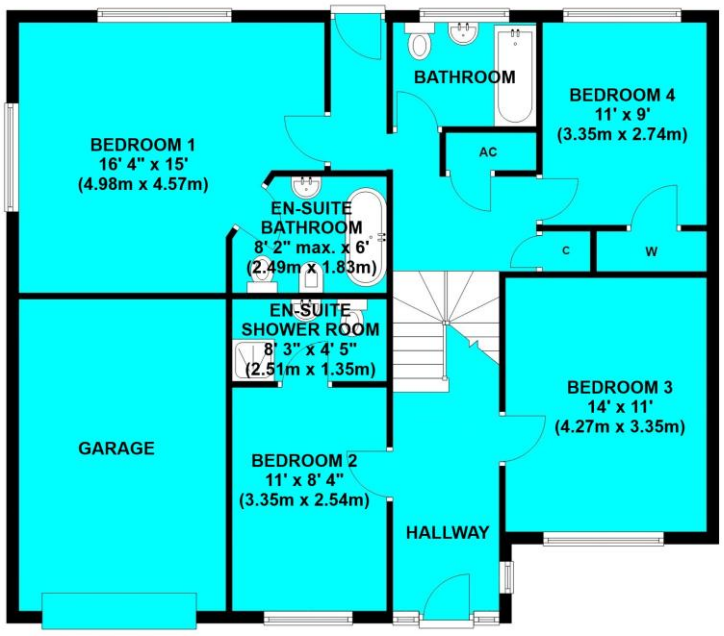
- SPLIT LEVEL DETACHED FAMILY HOME SITUATED ON A GENEROUS SIZE PLOT
- ENTRANCE HALLWAY
- LOUNGE WITH 28ft APPROX. BALCONY
- SEPARATE DINING ROOM
- SPACIOUS KITCHEN/BREAKFAST ROOM
- FOUR DOUBLE BEDROOMS (BEDS 1 & 2 WITH EN-SUITES)
- FAMILY BATHROOM
- TUCKED AWAY CUL-DE-SAC POSITION
- EXTENSIVE MATURE GARDENS WITH LARGE OUTBUILDING
- DRIVEWAY/GARAGE & NO FORWARD CHAIN

The Property

A welcoming sense of space greets you the moment you step inside this wonderfully versatile home. The good- sized hallway provides ideal coat and shoe storage, complemented by a handy under stairs storage area, white panelled doors then lead you through the ground- floor accommodation. At the front, bedroom two enjoys views over the garden and benefits a generous en- suite shower room. Opposite, bedroom three offers great space and the same attractive outlook. A few steps up bring you to the first landing, where a stable type door from the inner hallway opens directly to the rear garden. This level hosts the impressive dual- aspect master bedroom, complete with a spacious four- piece en- suite bathroom, along with bedroom four/office and the modern family bathroom. A further short staircase then opens into a light, bright dual- aspect lounge featuring a superb 27ft (approx.) balcony. From here, a door leads through to the separate dining room, which flows naturally into the roomy kitchen/breakfast room, then completing the home's substantial accommodation. Outside, the front driveway provides ample off- road parking and access to the integral garage, continuing down the side of the property through a large gate into the expansive gardens. These established, mature gardens are a particular feature, offering a patio with stone rockery perfect for alfresco dining, a raised balcony- style terrace with balustrading above a large versatile outbuilding, and there are lawned sections throughout framed by an array of plants, trees, and shrubs. Timber storage sheds and a return pathway complete this impressive outdoor setting. This wonderful property is situated towards the head of a very popular cu-de-sac with similar houses around. Local amenities, schools, bus services, Lytchett Bay and Upton Country Park are all close to hand.

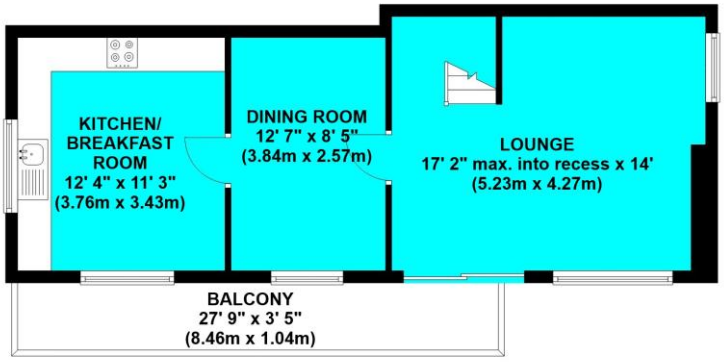
Ground Floor

Approx. 106.5 sq. metres (1146.7 sq. feet)



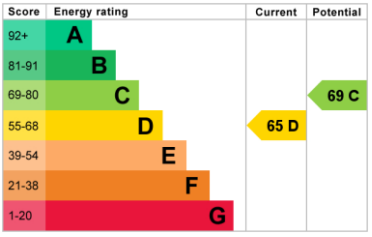
First Floor

Approx. 45.8 sq. metres (493.0 sq. feet)
(excluding Balcony)



Total area: approx. 152.3 sq. metres (1639.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or effenciency can be given
Plan produced using PlanUp.



All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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