



524 Blandford Road, Upton BH16 5EG

An excellently presented and extended three-bedroom home with large kitchen/living space and separate lounge.

EPC: 41 Council Tax Band: D Price: £450,000 Freehold

 **3**  **1**  **2**





Key Features

- SUPERB KITCHEN/LIVING/DINING ROOM
- UTILITY ROOM
- SEPARATE LOUNGE
- THREE BEDROOMS
- CONTEMPORARY BATHROOM WITH SEPARATE SHOWER
- GROUND FLOOR CLOAKROOM
- UNDER FLOOR HEATING TO GROUND FLOOR & RADIATORS TO FIRST FLOOR
- AMPLE OFF-ROAD PARKING
- GOOD SIZE REAR GARDEN
- CLOSE TO LOCAL AMENITIES

The Property

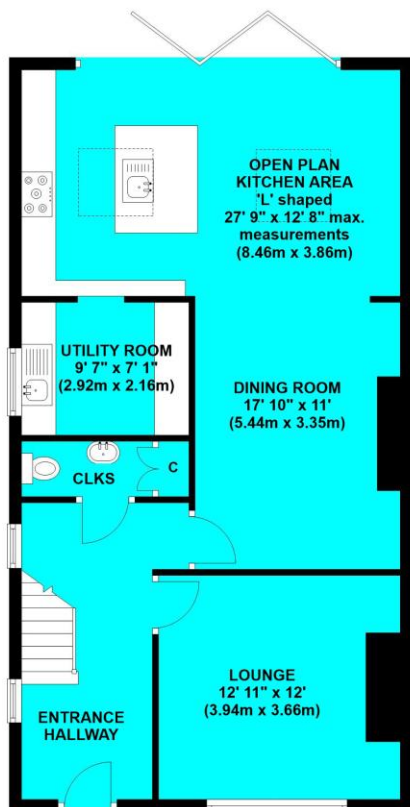
Upon entering this lovely home you walk into a very spacious hallway which has quality wood-effect flooring and under-flooring heating throughout. This then leads through to a separate lounge and the open plan living space at the back of the house as-well as a downstairs cloakroom. The open plan living space has a lovely dining area which provides an ample amount of space for a large family dining table. The dining area also has a lovely brick fireplace bringing character into the property. Flowing through from the dining area there is a lovely open plan living space which provides plenty of space for a large sofa, perfect for entertaining. The space is flooded with natural light from the large skylight and bi-fold patio doors. The kitchen is absolutely stunning and has been designed to a high specification, featuring shaker-style cabinetry, quartz work surfaces. The island has an inset sink and breakfast seating for two people, as well as wireless

charging to the right of the sink and integrated plugs. The kitchen also offers built in appliances such as a fridge/freezer and a dishwasher. A cleverly designed doorway seamlessly integrated within the bespoke kitchen cabinetry opens into a separate utility and pantry area, offering excellent additional storage to the property. The separate lounge is a generous size with a lovely media wall with a built-in electric fire. Upstairs are two generous sized bedrooms and a well-appointed third. The family bathroom is stylishly finished and fitted with both a separate walk-in shower and a full-sized bath tub.

To the front and side of the property there is a large gravelled driveway providing off road parking for a number of vehicles. This in turn leads to the garage (currently used as a gym) and the rear garden which has been predominately laid to lawn and is enclosed on all sides.

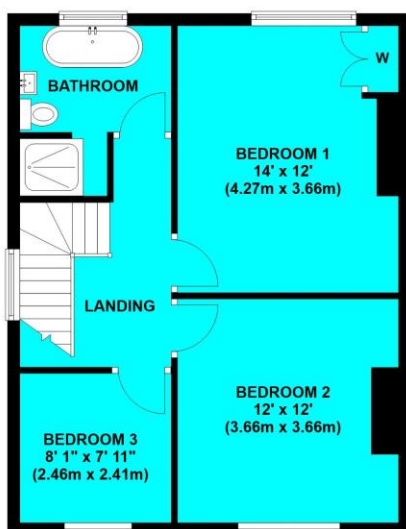
Ground Floor

Approx. 73.7 sq. metres (793.7 sq. feet)



First Floor

Approx. 50.2 sq. metres (540.8 sq. feet)



Total area: approx. 124.0 sq. metres (1334.5 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 efficiency can be given. Plan produced using PlanUp.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | | |
| 39-54 | E | 41 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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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