



2 Hop Close
Upton, Poole, BH16 5RG



A spacious and well-presented 2 double bedroom semi-detached house with a large garden, driveway and garage backing on to Lytchett Bay.

- Entrance hall
- Sitting/dining room
- Modern kitchen
- Conservatory
- 2 double bedrooms
- Generous rear garden
- Garage in block
- Driveway parking
- Gas central heating
- Double glazed
- Close to Lytchett Bay

ASKING PRICE:

£318,000 (freehold)

EPC RATING:

Band - D

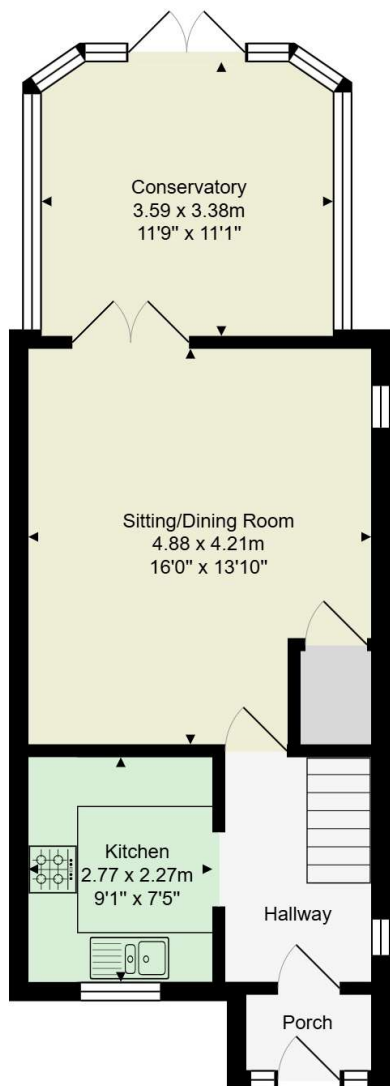
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



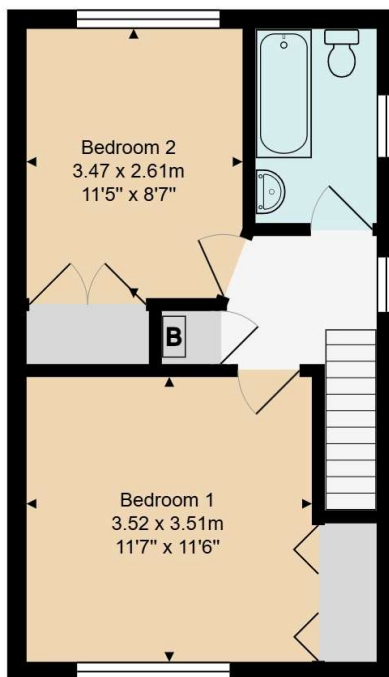


Total Area: 81.0 m² ... 872 ft²

All measurements are approximate and for display purposes only.



Ground Floor
Area: 47.2 m² ... 508 ft²



First Floor
Area: 33.8 m² ... 363 ft²

PROPERTY DESCRIPTION

A spacious and well-presented two double bedroom semi-detached home, set within the popular residential area of Upton. Enjoying a picturesque outlook towards Lytchett Bay from bedroom 2, this attractive property offers well-proportioned accommodation ideal for families, first-time buyers, or investors.

A useful porch opens into a welcoming entrance hall with stairs rising to the first floor. To the front, the modern kitchen features a good range of matching base and eye-level units and integrated appliances, including oven, gas hob, fridge/freezer and dishwasher. The sitting/dining room enjoys a pleasant outlook and provides a bright yet cosy living space, complemented by a large understairs storage cupboard. Double doors lead into the conservatory, which overlooks the generous, secluded rear garden and offers space and plumbing for additional appliances.

Upstairs, there are two double bedrooms, with the principal bedroom being particularly spacious; both rooms benefit from fitted wardrobes. Bedroom 2 captures charming countryside views towards Lytchett Bay. The family bathroom comprises a three-piece suite with bath and shower over, WC and wash basin, while the landing provides a useful airing cupboard.

Outside, the property offers driveway parking and a garage in a nearby block.

The rear garden is designed for ease of maintenance with two patio areas and artificial grass, all enclosed by timber fencing. A side gate provides convenient rear access.

LOCAL AREA

Upton is a highly regarded community offering the perfect balance of countryside, shoreline and convenience.

Lytchett Bay and the nearby Upton Country Park provide scenic walking and cycling routes, ideal for weekend adventures and dog walking, while local play areas and green spaces appeal to young families.

Everyday amenities are close at hand with well-rated schools, shops and cafes in Upton, plus excellent road links to Poole, Wareham and the wider Dorset coastline for commuting or leisure.

For investors, the area's strong demand and access to major employers underpin reliable rental prospects; for first-time buyers and growing families, the calm residential setting, and outdoor lifestyle make Hop Close an especially appealing place to call home.

ADDITIONAL INFORMATION

Council tax – C

As per the estate agents act, an interest is declared. The seller is an acquaintance of a member of staff and works within the property industry.



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

T: 01202 094277 E: info@hardwickea.co.uk

www.hardwickea.co.uk