



4 Kingfisher Drive, Upton, Poole, Dorset, BH16 5FG

Asking Price £550,000

- Detached Family Home
- Solar Panels with Storage Battery
- En-Suite & Family Bathroom
- Off-Road Parking for Two Cars
- 'Neff' Fitted Appliances
- Four Bedrooms
- Garage - Half Converted to a Office Space
- Low Maintenance Rear Garden
- Built 2017 by Wyatt Homes
- No Chain!

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No Chain! A fantastic, detached modern family home built in 2017 by Wyatt Homes. With four bedrooms, two bathrooms, spacious room sizes throughout, garage & driveway, utility room, beautiful kitchen/dining room and so much more!



4



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B

Council Tax Band: E



Kingfisher Drive

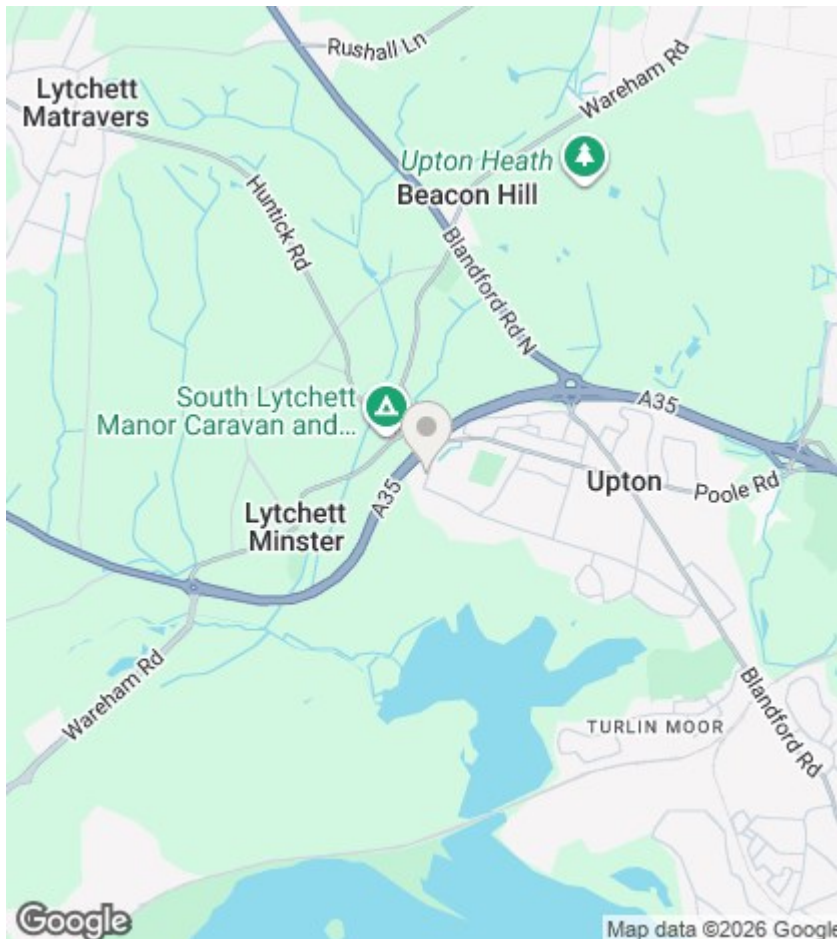
We are delighted to offer for sale this beautifully presented and spacious detached family home situated on the outskirts of Upton, near Poole.

Built to high specification in 2017 by well respected local developer 'Wyatt Homes', this imposing property comprises; four bedrooms with principle en-suite, fantastic fully fitted kitchen/dining room with some 'Neff' appliances, utility room, downstairs toilet, superb living room with gas fire (log burner style) and a family bathroom.

Aesthetically, this property is stunning and combines a modern internal finish with a characterful façade. Further benefits include UPVC double glazed windows, solar panels with storage battery, fitted wardrobes in two of the four bedrooms, single garage which is partially converted to create a perfect home office, a driveway for two cars, low maintenance garden (hot tub to remain), spacious entrance hallway, contemporary fixtures and fittings, access to the garden from the kitchen and living room, gas central heating and approximately two years remaining on the build guarantee.

The property is ideally situated close to local amenities, bus routes and within catchment for Upton Infants, Juniors and the highly regarded Lytchett Minster School. There is also an excellent road network making Poole, Wareham, Dorchester and Bournemouth all easily accessible. Hamworthy Station is a few miles down the road, which has direct train links to London, Waterloo.

In our opinion, this property will make an ideal family home and simply must be viewed to appreciate the quality and space on offer. This can be arranged directly with the agent at your earliest convenience to avoid disappointment.



Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

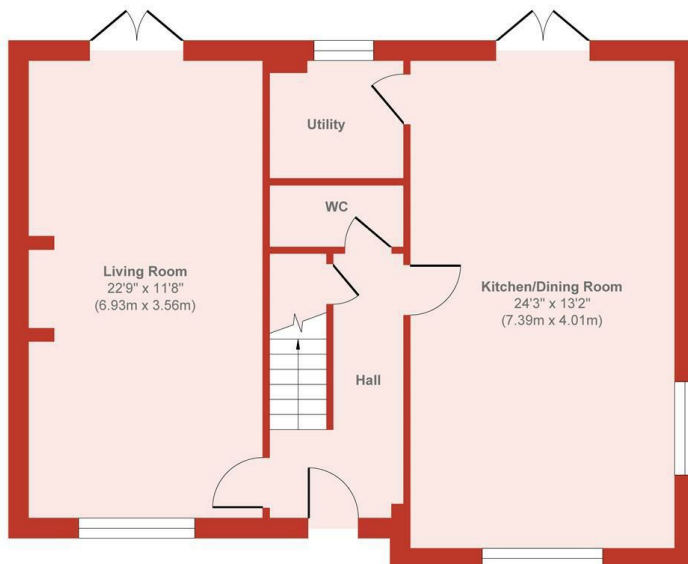
Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

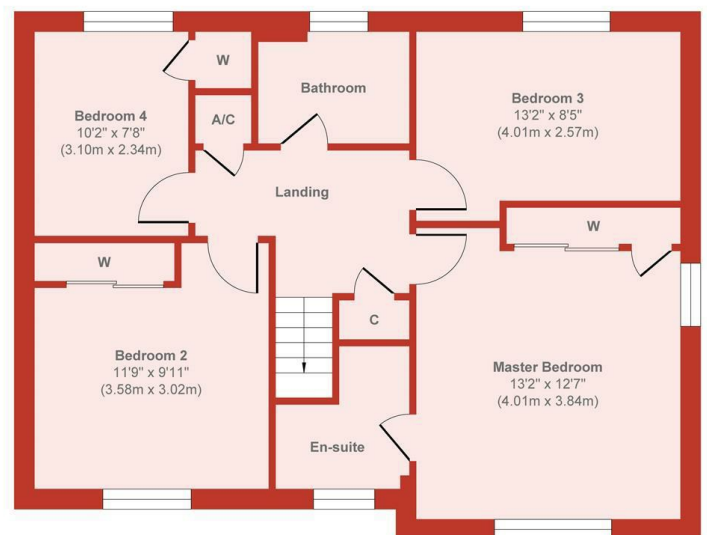
EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor
Approximate Floor Area
757 sq. ft
(70.37 sq. m)



First Floor
Approximate Floor Area
757 sq. ft
(70.37 sq. m)

Approx. Gross Internal Floor Area 1514 sq. ft / 140.74 sq. m
Produced by Elements Property