



1 Gwenlyn Road, Upton, Poole, Dorset, BH16 5HA

Asking Price £565,000

- Four Double Bedrooms
- Fantastic Garden Cabin
- Gas Central Heating
- Popular Location
- Southerly Facing Garden
- Detached Family Home
- Garage & Long Driveway
- En-Suite & Dressing Area
- Upton & Lytchett Minster Schools
- Well Presented Throughout

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We are delighted to offer for sale this substantial, four double bedroom detached family home providing approximately 2,250 sq. ft of versatile and well proportioned accommodation, ideal for modern family living.



Council Tax Band: D



Gwenlyn Road

A welcoming and spacious entrance hallway provides access to the majority of the ground floor accommodation. The generous lounge has a charming log burner, creating a warm and inviting focal point, while a separate multifunctional reception room offers flexibility as a playroom, study or separate dining room - This room can be opened up to the lounge for times when extra entertaining space is needed. There is a spacious kitchen/dining room fitted with a range cooker and benefiting from doors opening directly onto the rear garden, making it perfect for both everyday family life. Completing the ground floor is a utility room, two double bedrooms and a shower room.

The first floor continues to impress with two particularly large double bedrooms, including an excellent principal bedroom with a dressing area and en-suite shower room. A well appointed family bathroom serves the remaining accommodation. There is plenty of additional storage on the open and vaulted landing.

Further benefits include gas central heating and double glazing throughout.

Externally, the property enjoys a generous frontage with an attractive garden and a long driveway providing ample off road parking, leading to a single garage. The private rear garden enjoys a sunny southerly aspect and has been thoughtfully landscaped with a raised decking area, lawn and an extensive selection of mature flowers, shrubs and planting.

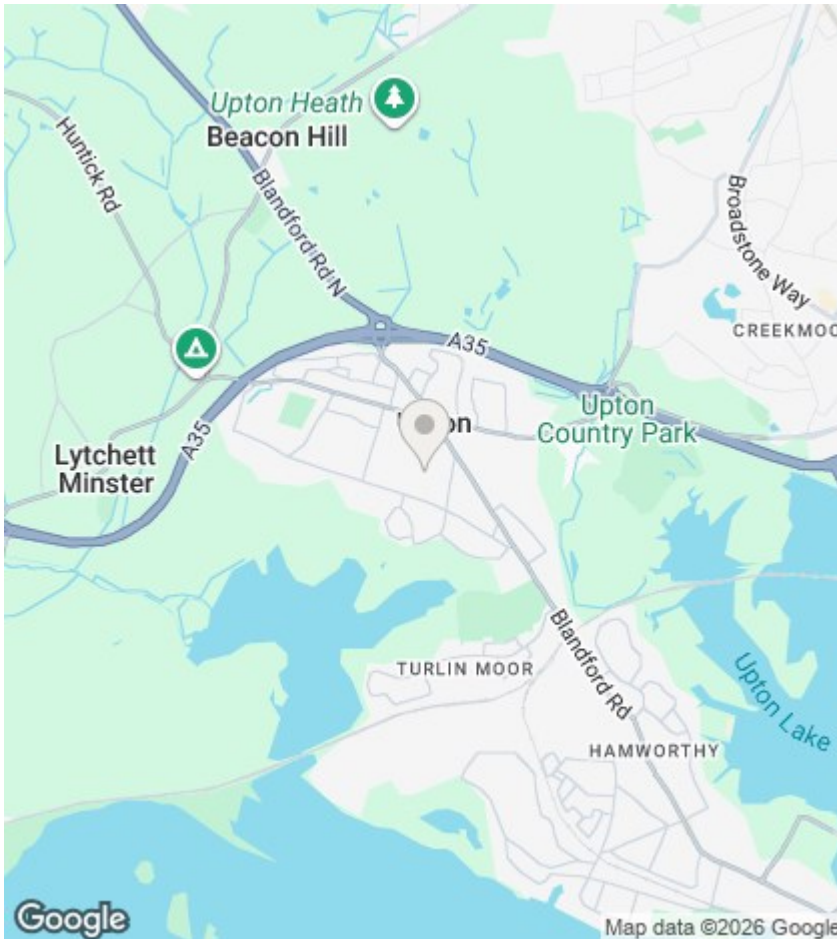
A particular highlight is the insulated garden cabin, complete with power, water supply and toilet facilities, providing an ideal environment for home working, a studio or hobby space.

Offering approximately 2,250 sq. ft. of flexible accommodation, generous bedrooms, superb outdoor space and an enviable location close to schools, amenities and Upton Country Park, this impressive family home presents a rare opportunity to acquire a property of exceptional size and versatility.

To arrange a viewing, or for more information, please contact our Upton office.







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:

C

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | 75 | 79 |
| (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 | |

