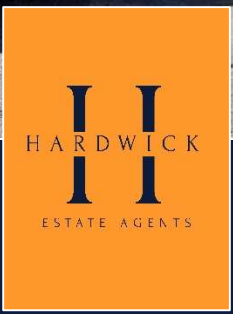




5 Yarrells Lane
Upton, Poole, BH16 5EX



A surprisingly spacious 2 bedroom detached bungalow with a loft room set on a generous plot with a detached double garage, offered with no forward chain.

- Reception hall
- Spacious sitting/dining room
- Kitchen/breakfast room
- Cloakroom with wc
- Conservatory
- 2 bedrooms
- Shower room
- Loft room
- Parking for numerous vehicles
- Detached double garage
- NO CHAIN

PRICE GUIDE:

£350,000 (Freehold)

EPC RATING:

Band - D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		







Description

A spacious and well-maintained detached bungalow offering versatile accommodation, set on a generous plot with ample off-road parking and a detached double garage.

This attractive home is approached via a welcoming entrance hall, which provides access to the principal accommodation. The impressive sitting/dining room is a particular feature of the property, enjoying a dual-aspect layout with a bay window to the front elevation, allowing for excellent natural light, and centred around a feature fireplace to create a comfortable living space.

The generous kitchen/breakfast room overlooks the rear garden and is fitted with a comprehensive range of base and eye-level units, complemented by integrated appliances including an oven, hob, fridge, freezer, and washing machine. From here, a rear lobby provides access to the outside, along with a conveniently positioned cloakroom fitted with a WC.

A conservatory to the rear of the property offers an additional reception area, enjoying pleasant views over the garden and benefitting from French doors that open directly onto the outside space.

The bungalow offers two well-proportioned double bedrooms, with the principal bedroom featuring a range of built-in wardrobes with mirrored sliding doors. The shower room is fitted with a modern white three-piece suite and benefits from a useful built-in linen cupboard.

From the hallway, steps lead to a loft room, providing a versatile space with dual-aspect windows to the front and rear elevations, along with built-in storage and access to the eaves.



Gardens & Grounds

Externally, the property sits on a generous plot. A driveway runs along the side of the bungalow, extending to the rear where there is ample parking for numerous vehicles and access to the detached double garage, which is equipped with an electric up-and-over door.

The front and rear gardens have been designed with ease of maintenance in mind, predominantly laid to shingle with well-stocked planted borders, while an additional area behind the garage provides an ideal space for a vegetable garden.



Location

Upton is a popular and well-established residential area, offering a convenient blend of local amenities and natural surroundings. The property is ideally situated within easy reach of Upton Country Park, with its extensive parkland, shoreline walks, and recreational facilities.

A range of local shops, supermarkets, and services are close by, along with well-regarded schooling for all age groups. Poole Town Centre, with its array of shops, restaurants, and leisure facilities, is within easy driving distance, as are the coastal attractions of Poole Harbour and Sandbanks.

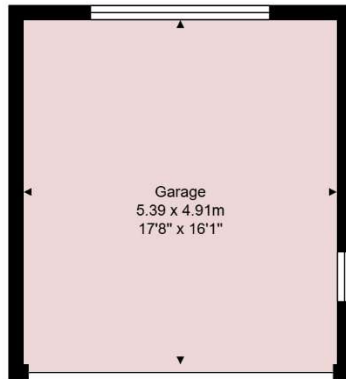
Excellent transport links are available, with nearby road connections providing access to Bournemouth, Wimborne, and the wider Dorset area, while mainline rail services from Poole offer routes to London Waterloo.

Additional Information

- Council Tax Band: D



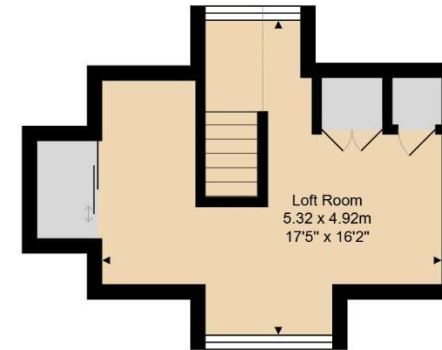
Total Area: approx (including garage) 138.2 m² ... 1488 ft²
All measurements are approximate and for display purposes only.



Garage
Area: approx 26.4 m² ... 285 ft²



Ground Floor
Area: approx 90.2 m² ... 971 ft²



Loft Room
Area: approx 21.6 m² ... 232 ft²

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