



Laurel Hill St. Martins Road, Upton, Poole, Dorset, BH16 5NQ

Asking Price **£575,000**

- Detached Family Home
- Generous Plot
- Three Reception Rooms
- Views Toward Bay from Bedroom One
- Huge Potential
- Three Double Bedrooms
- Ample Driveway & Garage
- Tucked Away Location
- Fantastic Rear Garden
- Viewing is a Must!

# Laurel Hill St. Martins Road, Poole BH16 5NQ

Occupying a quiet & tucked away position at the end of a private road, this detached family home represents a rare opportunity to acquire a property with fantastic potential and a wonderful rear garden.



Council Tax Band: E



## Laurel Hill

Since its construction in 1974, this property has remained within the same family and it's clear to see why. The property offers a true sense of privacy, enhanced by its generous plot and leafy surroundings.

Whilst now requiring modernisation, the accommodation comprises: three double bedrooms, living room, dining room, kitchen with adjoining laundry room, study, utility room, downstairs toilet and family bathroom.

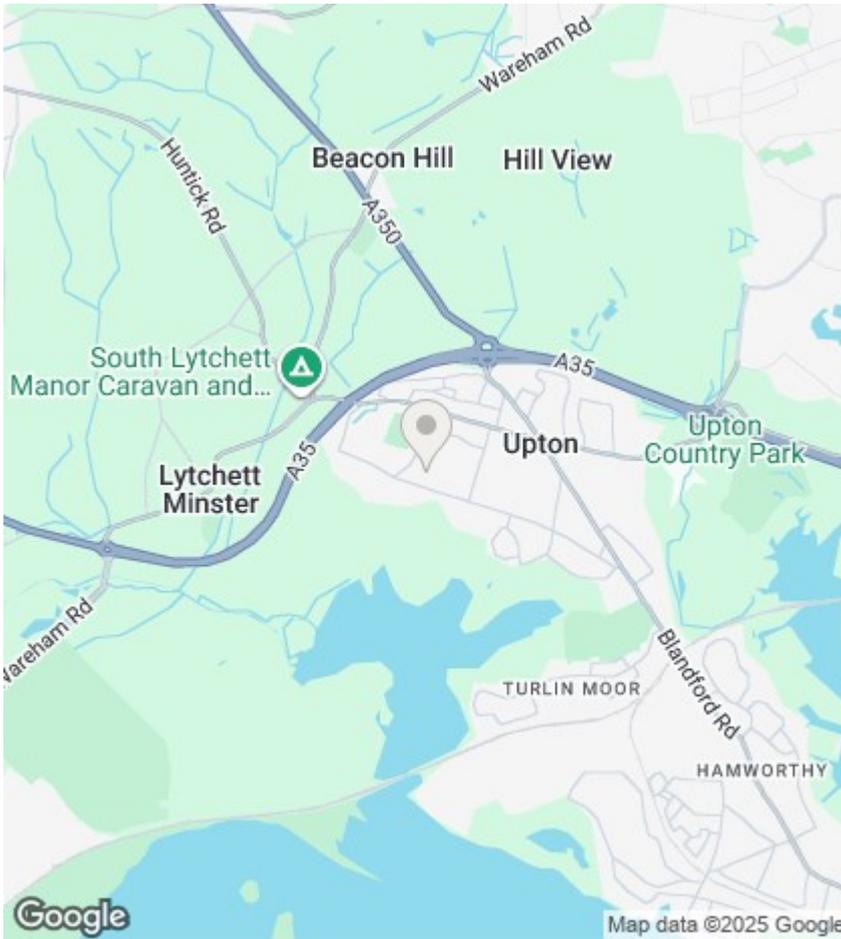
The already sizeable internal offerings of the property could also be considerably extended (STPP) thanks to quite such a good sized, wrap around garden. Extending to approx. 0.25 of an acre, the garden is majority laid to lawn with an array of mature shrubs and bushes. The space to the side of the garage would be ideal to dedicate to growing vegetables or the driveway could be continued to provide boat/caravan storage.

Located within the Western side of Upton, the property is ideally located to access favoured lower & upper schooling. Lytchett Bay Nature Reserve is also within a short walk - ideal for those who own dogs or simply enjoy having an expansive outdoor space on the doorstep.

In our opinion, viewing is essential in order to appreciate the great potential of the home. To arrange, or for more information, please call our Upton Branch at your earliest convenience!







## 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:

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

## Laurel Hill, St. Martins Road



Ground Floor  
Approximate Floor Area  
884 sq. ft  
(82.12 sq. m)

First Floor  
Approximate Floor Area  
535 sq. ft  
(49.70 sq. m)

**Approx. Gross Internal Floor Area 1419 sq. ft / 131.82 sq. m (Excluding Garage)**

Produced by Elements Property