



143 Sandy Lane, Upton, Poole, Dorset, BH16 5LT

Asking Price £650,000

- Incredible Detached Bungalow
- Three Bedrooms
- Modern Kitchen
- Stunning Garden
- Popular 'Sandy Lane' Location
- Immaculate Inside & Out
- Stylish Shower Room
- Substantial Open Plan Living
- Garage & Driveway
- Beautifully Presented

# 143 Sandy Lane, Poole BH16 5LT

We are so pleased to offer for sale this absolutely beautiful detached bungalow with incredible living space inside & out. An opportunity not to be missed on the ever popular, Sandy Lane in Upton.



Council Tax Band: E



## Sandy Lane

This simply stunning three bedroom detached bungalow has been extended, beautifully renovated and meticulously maintained, offering immaculate accommodation both inside and out.

The heart of the home is the exceptional open plan living space, seamlessly combining the lounge, dining area and contemporary kitchen to create a light filled and sociable environment. Large bifold doors open directly onto the beautifully landscaped south facing rear garden, effortlessly blending indoor and outdoor living.

There are three well proportioned bedrooms, all presented to an excellent standard (two with fitted wardrobes), together with a stylish, modern shower room.

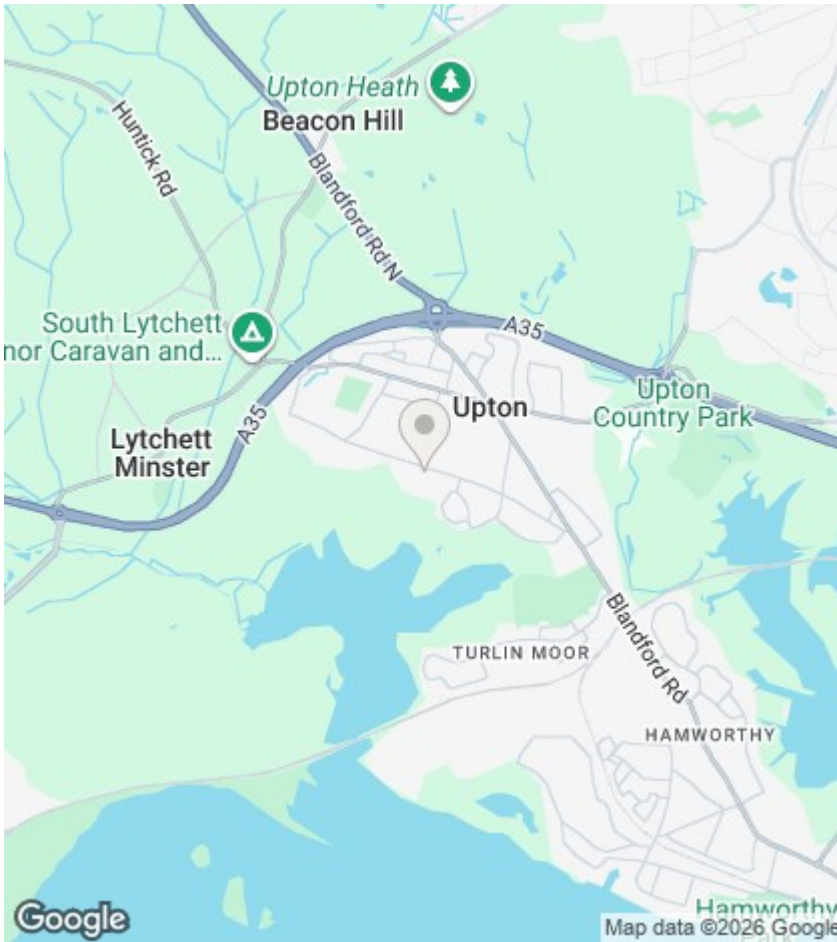
The rear garden is a true highlight of the property. Backing directly onto the tranquil woodland surrounding Lytchett Bay, it enjoys an enviable degree of privacy and a wonderful natural outlook. Thoughtfully landscaped for ease of maintenance and entertaining, it features a generous patio, large artificial lawn, an attractive pergola, a summer house and a garden shed, creating the perfect space to relax or host family and friends.

To the front, a generous driveway provides ample off road parking and leads to an attached garage, adding further practicality to this exceptional home.

Combining stylish contemporary living with a peaceful setting close to nature, this outstanding bungalow is ready to move straight into and represents a rare opportunity in one of Upton's most desirable locations. To arrange a viewing, please contact our Upton Office.







## Agents note

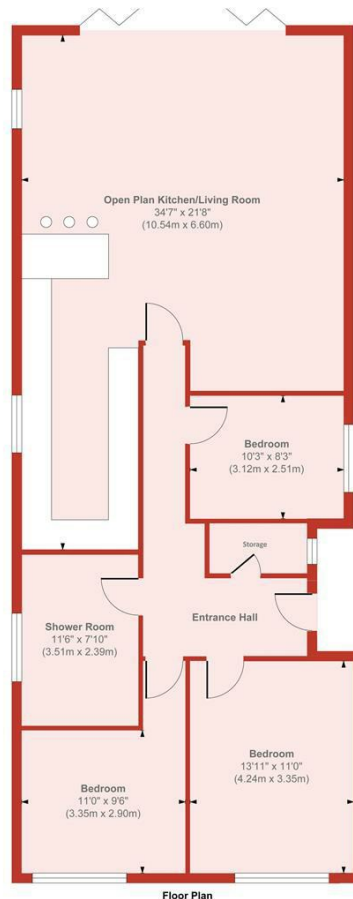
Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has 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:

| 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 2002/91/EC |           |



**Approx. Gross Internal Floor Area 1213 sq. ft / 112.69 sq. m**  
Produced by Elements Property