



1 Saltings Road, Upton, Poole, Dorset, BH16 5RN

Asking Price £400,000

- Three/Four Double Bedrooms
- Detached Family Home
- Garage and Driveway
- Ground Floor Extension
- Immaculately Kept
- Highly Desirable Location
- Solar Panels
- Stunning South Facing Garden
- Gas Central Heating
- No Chain!

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No Chain! We are delighted to offer for sale this extended and impeccably kept detached family home, situated just a short walk to Lytchett Bay Nature reserve. Within catchment for Upton & Lytchett Minster Schools.



3



1



2



C

Council Tax Band: D



Saltings Road

Set in a popular residential location in Upton, just a short walk from the beautiful Lytchett Bay Nature Reserve, this well maintained and extended three/four bedroom detached family home offers spacious, versatile accommodation, ideal for modern family living.

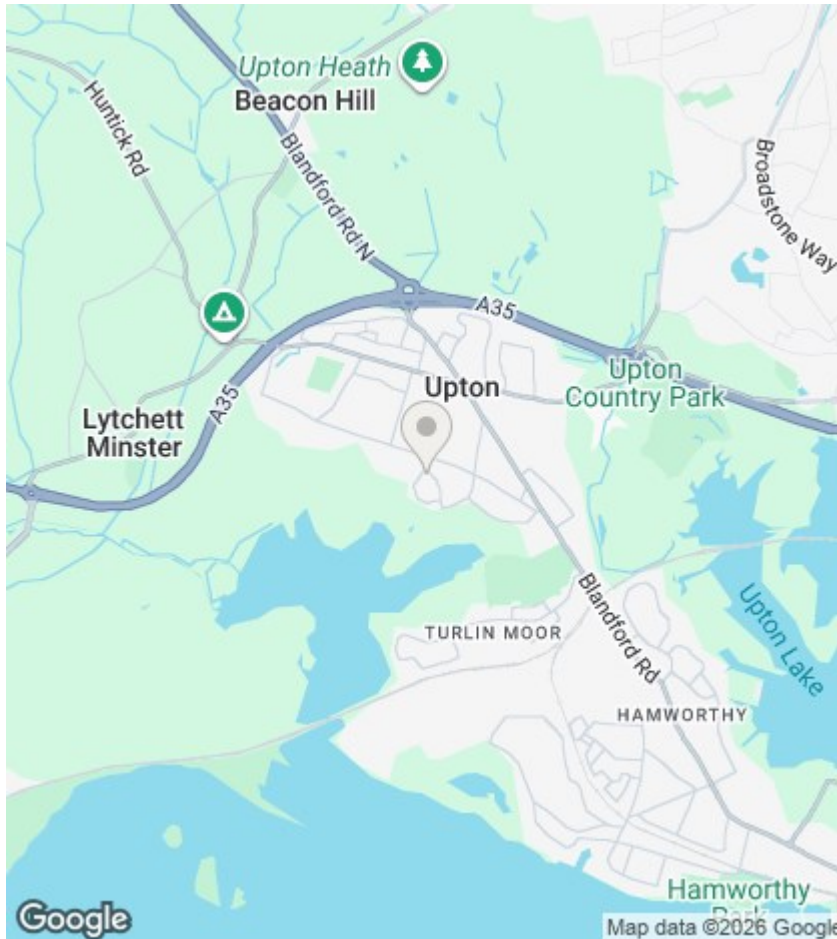
The ground floor features a comfortable lounge, a kitchen looking over the garden and a thoughtfully designed extension that provides a flexible additional reception room. Currently used as a study, this adaptable space would also make an excellent playroom or guest bedroom to suit a variety of lifestyles. A convenient downstairs toilet completes the ground floor accommodation.

Upstairs are three well proportioned double bedrooms and a family bathroom, fitted with both a bath and separate shower cubicle.

Outside, the delightful south facing rear garden has been beautifully maintained and provides a wonderful space to relax and entertain. Predominantly laid to lawn with a generous patio, attractive mature planting and a garden shed, it enjoys a sunny aspect throughout the day.

Further benefits include a garage, driveway providing off road parking, double glazing, gas central heating and leased solar panels, helping to improve the home's energy efficiency.

Ideally located within easy reach of local amenities, well regarded schools and excellent transport links, while also enjoying the nearby walks and wildlife of Lytchett Bay Nature Reserve, this is a fantastic family home in a highly desirable area. 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.

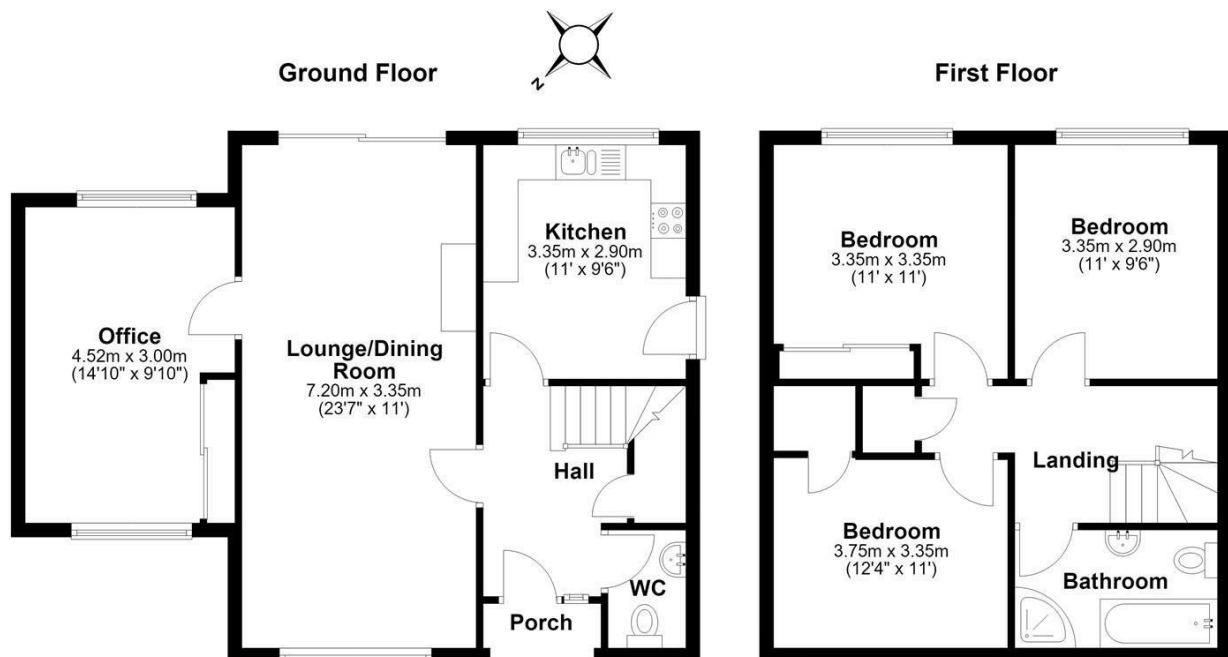
Viewings

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

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	73	
(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	



Total area: approx. 105.5 sq. metres (1135.8 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.