



1 Moorland Way, Upton, Poole, Dorset, BH16 5JT

£489,950

- Four/Five Bedrooms
- Generous Driveway
- Three Bathrooms
- Kitchen/Dining Room
- Well Presented
- Detached Family Home
- Separate Annex
- Lovely Garden
- Central Location
- Must Be Seen!

1 Moorland Way, Poole BH16 5JT

We are delighted to offer for sale this superbly presented four/five bedroom, three bathroom detached family home with a separate detached annex and generous parking.



4



3



1



D

Council Tax Band: D



Moorland Way

The property is approached via a wooden gate leading to a shingle driveway providing off road parking for several vehicles, with mature shrub borders. An open storm porch and frosted glazed front door lead into the entrance hallway, with stairs to the first floor and useful storage.

The ground floor offers a spacious sitting room with feature bay window, together with an impressive kitchen/dining room with a range of fitted units, breakfast bar, integrated appliances and double doors opening onto the rear garden. There is also a separate utility room and cloakroom, with a recently installed 'Glow Worm' boiler.

Bedroom one benefits from a dressing area and en-suite shower room, while bedroom two also has a dressing area and en-suite. Bedroom five/study and the family bathroom complete the ground floor accommodation.

On the first floor are two further generous bedrooms, both benefiting from 'Velux' windows and useful eaves storage. The landing also provides additional storage and access to the eaves.

Outside, the low maintenance rear garden has a decked seating area leading onto artificial lawn, enclosed by timber fencing with side access to the front.

A particular feature of the property is the detached annex, which provides a bedroom/living area, kitchenette and shower room. This offers excellent flexibility for guests, dependent relatives, home working or additional accommodation.

Room Measurements:

Entrance Hallway

10'3" x 9'6" (3.13m x 2.92m)

Sitting Room

18'1" x 10'4" (5.51m x 3.16m)

Kitchen/Dining Room

21'7" x 11'3" (6.61m x 3.44m)

Utility Room

9'3" x 6'3" (2.83m x 1.92m)

Cloakroom

3'4" x 3'2" (1.03m x 0.97m)

Bedroom One

14'3" x 11' (4.35m x 3.35m)

Dressing Area

5'9" x 4'2" (1.79m x 1.28m)

En Suite Shower Room

6'2" x 4'4" (1.88m x 1.34m)

Bedroom Two

13'1" x 11' maximum (3.99m x 3.35m)

Dressing Room

4'8" x 4'3" (1.46m x 1.31m)

En Suite Shower Room

5'1" x 4'5" (1.55m x 1.37m)

Bedroom Five/Study

11' x 6'4" (3.35m x 1.95m)

Family Bathroom

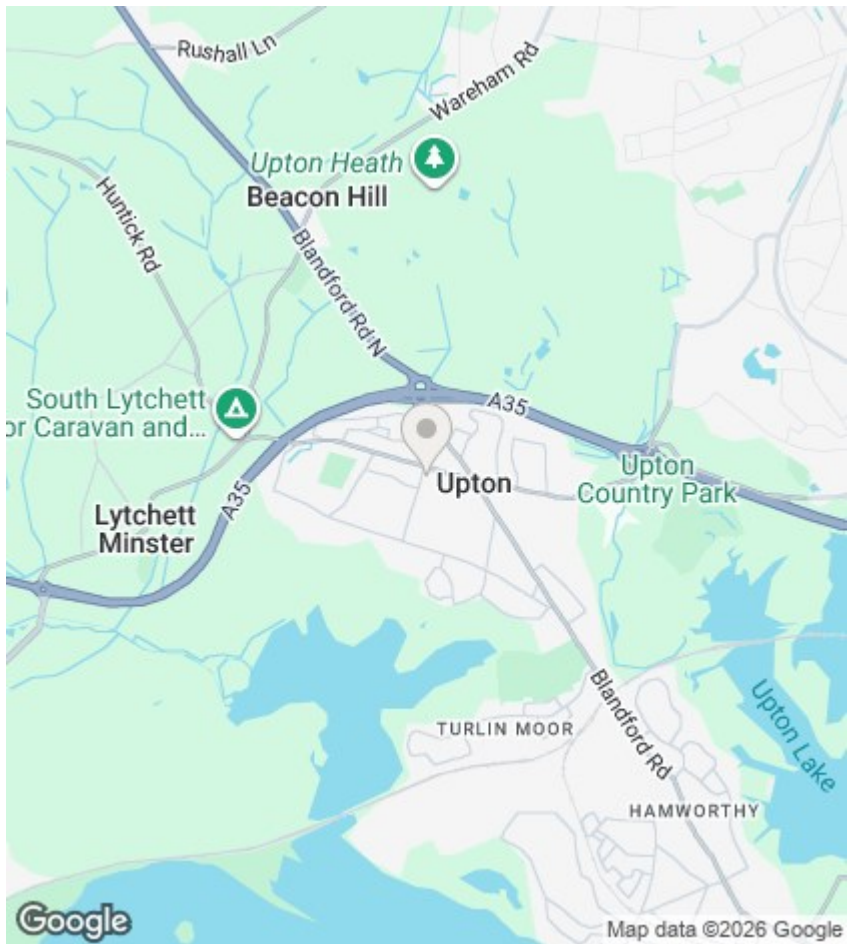
7' x 5'9" (2.13m x 1.79m)

Bedroom Three

15'2" x 13'1" (4.63m x 3.99m)

Bedroom Four

15'5" x 13'4" maximum (4.72m x 4.08m)



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:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

