



## Heatherbrae Lane, Upton, Poole BH16 5LZ

Nicely positioned within a quiet private no through road lies this four double bedroom detached family home. This wonderful property is impeccably presented throughout and an internal viewing comes as a must to fully appreciate the condition, space and versatility that this light and airy home has to offer. There is an outstanding open plan kitchen/diner to the rear, which leads to on to a westerly facing garden and it is set within the popular Lytchett Minster school catchment.

**EPC: 70 Council Tax Band: D Price: £595,000 Freehold**











## Key Features

- FLAWLESS DETACHED FAMILY HOME
- ENTRANCE HALLWAY
- 26ft APPROX LOUNGE
- FABULOUS OPEN PLAN KITCHEN/DINER WITH INTERGRATED NEFF APPLIANCES
- FOUR DOUBLE BEDROOMS
- GROUND FLOOR FOUR PIECE BATHROOM & FIRST FLOOR SHOWER ROOM
- WESTERLEY FACING REAR GARDEN WITH BBQ & SUMMER HOUSES
- AMPLE OFF-ROAD PARKING/SPACE FOR CARAVAN OR MOTOR HOME
- OVERSIZED DETACHED GARAGE
- LYTCHETT MINSTER SCHOOL CATHMENT & NO FORWARD CHAIN

## The Property

A composite door leads into the entrance hallway with doors then leading off to ground floor principal rooms. There is the generous approx. 26ft lounge offering a cosy and welcoming feel with plantation shutters. To the rear is the impressive L-shaped open plan kitchen/diner with an extensive range of units, Neff appliances, skylights, water softener, under pelmet lighting, LED lighting to the kickboards and a sliding patio door leading out on to the rear garden. To the front of the property there are two double bedrooms with shutters and fitted wardrobes and a stylish modern four-piece bathroom with concealed storage completes the ground floor accommodation. A glass staircase provides access to the first floor

with the large master bedroom to the front benefiting from fitted wardrobes. To the rear there is a further double bedroom with both rooms serviced by a modern fitted shower room. There is ample off-road parking or space for a caravan/motorhome provided by a tarmac driveway and this leads to an oversized detached garage with power and light. The low maintenance sunny aspect westerly facing rear garden enjoys a certain degree of privacy and seclusion. Initially there is a spacious decked area with a modern pergola and this is ideal for outside dining/garden furniture. The rest of the garden is block paved and offers BBQ and Summer houses.





**GROUND FLOOR**



**FIRST FLOOR**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

**Broadstone Office**  
219 Lower Blandford Road, Broadstone, Dorset BH18 8DN  
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

**Lower Parkstone Office**  
5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF  
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

[www.wilsonthomas.co.uk](http://www.wilsonthomas.co.uk)



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