GREYS

ESTATE AGENTS









16 Birchwood Road, Upton, Poole, BH16 5LE

Asking Price £565,000

- Four Double Bedrooms
- Cul-De-Sac Location
- Stunning Principle Bedrooms
- Big Workshop
- Central Heating & Double Glazing
- Detached Family Home
- Deceptively Spacious
- Lots of Outdoor Space
- Well Presented Throughout
- Ample Driveway

7 The Triangle, Upton, Poole, Dorset, BH16 5PG
01202 622101

upton@greysestateagents.co.uk
www.greysestateagents.co.uk

16 Birchwood Road, Poole BH16 5LE

A stunning and deceptively spacious detached family home with four double bedrooms, in a sought after road in Upton!

4 2 1 C

Council Tax Band: D







Birchwood Road

Situated in Birchwood Road in Upton, this impressive and deceptively spacious chalet style family home offers versatile accommodation, perfectly suited to modern family living.

Having been thoughtfully extended, with a loft conversion completed approximately 10 years ago, the property provides an unexpected and welcome amount of space and flexibility throughout.

The ground floor accommodation begins with an open entrance hallway, leading to three well proportioned double bedrooms, a comfortable living room with doors opening directly onto the rear garden and a modern fitted kitchen featuring integrated Neff ovens and plenty of space for a dining table. A family bathroom completes the ground floor.

Upstairs, the fantastic principle bedroom provides a sizeable private retreat, complemented by its own en-suite shower room.

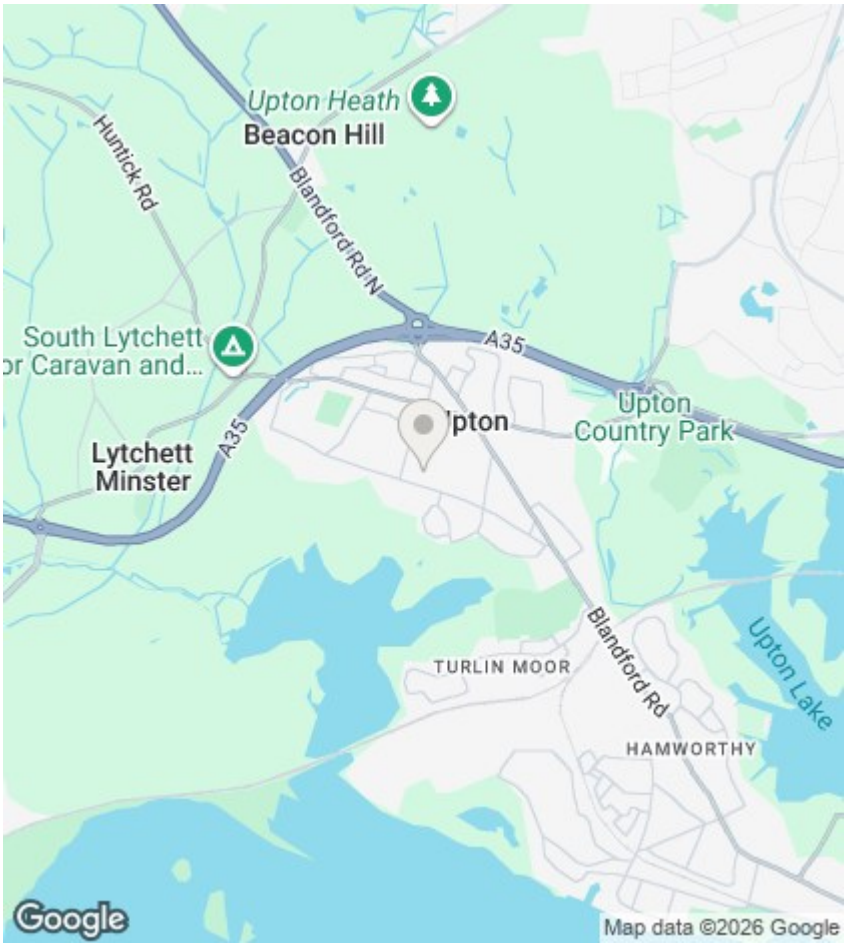
Further benefits include gas central heating, underfloor heating in the kitchen, double glazing throughout, a practical separate boiler room and the added convenience of a water softener.

Externally, the property continues to impress with a substantial driveway providing ample off road parking, which extends along the side of the house.

The rear garden is a real highlight and has been designed with entertaining in mind. There's a hot tub beneath a pergola, an outdoor kitchen area and plenty of room for relaxing and socialising. There is also a substantial workshop with power and lighting, together with a separate garden shed, both benefiting from remote controlled roller doors – ideal for hobbies, storage or those requiring additional workspace.

Upton is a desirable area, particularly appealing to families, offering good schooling and range of local amenities, shops and everyday conveniences.

Combining generous and flexible accommodation with excellent parking and superb outdoor entertaining facilities, this is a fantastic family home offering far more than initially meets the eye. To arrange a viewing, please contact our Upton office.



Agents Note

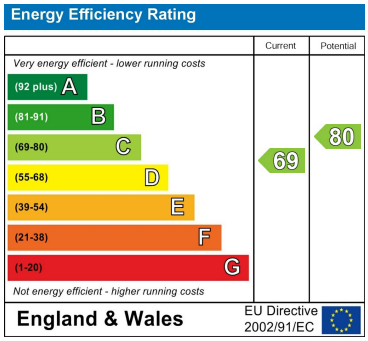
Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has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





Approx. Gross Internal Floor Area 1914 sq. ft / 177.80 sq.m (Including Outbuilding)

Produced by Elements Property

7 The Triangle, Upton, Poole, Dorset, BH16 5PG
01202 622101
upton@greysestateagents.co.uk
www.greysestateagents.co.uk