

Uppleby Road, Poole, BH12 3DF



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What it's got.

Do not miss this 3 double bedroom detached home, with a huge amount to offer.

As you enter this home, you are welcomed into a good size hallway leading through into the open plan kitchen/dining/day room. This really is the hub of the home with dual aspect windows and large sliding doors leading to the rear garden from the dining area. The kitchen is modern with plenty of storage and benefits a breakfast bar with further French doors leading to the rear garden. To the front of the home is a separate lounge with a feature bay window and fire place. A ground floor wc completes the ground floor.

Upstairs there are 3 double bedrooms, which is a real feature and benefit of this home. The family bathroom is fully tiled and offers a shower over the bath.

To the front of the property you have a recently laid driveway with parking for approx. 4/5 cars along with a garage.

The garden boasts a large patio area, leading down to a large turfed area. The garden is deceptive in size with huge potential to open up even more if so wished and create different areas to relax and enjoy. There is also further potential to split the garden/title.

Viewing is highly advised to come and see all this wonderful property has to offer.





What the owner says.

“The extensive garden made private by the large trees drew us to our home. One of our favorite features is the apple tree, which we use for baking. Our dog loves to sit on the patio for hours on a sunny day with the kitchen opened up by the sliding doors. All three of the bedrooms are double rooms with ample room for beds and wardrobes.”

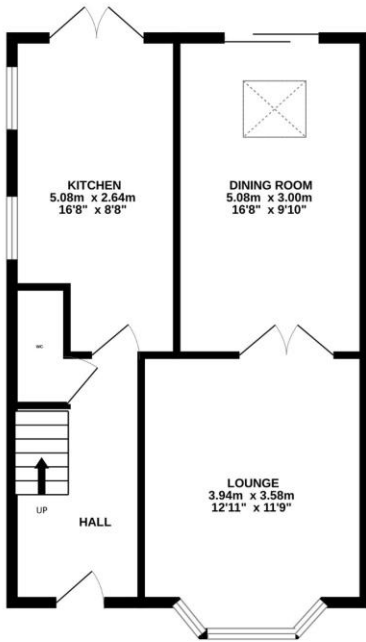


Where it is.

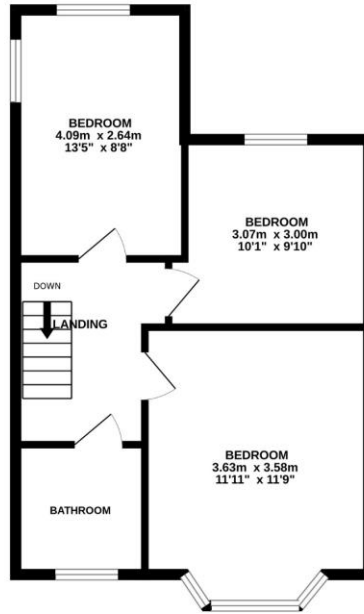
Ideally located in the heart of Parkstone, Ashley Road offers a variety of shops, bars and other amenities including transport links. Ashley Cross with Parkstone Train Station is not far, with its array of restaurants, trendy bars and further amenities. Poole Town Centre is approx. a 10-15 minute drive with its shopping centre, further transport links, restaurants and bars leading down to Poole Quay. Sandbanks with its award winning sandy beaches is approximately 4 miles away.



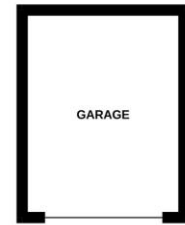
GROUND FLOOR
51.9 sq.m. (559 sq.ft.) approx.



1ST FLOOR
45.8 sq.m. (493 sq.ft.) approx.



GARAGE



TOTAL FLOOR AREA: 97.7 sq.m. (1051 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Technical bits.

- EPC rating - D
- 3 double bedroom detached home set in the heart of Parkstone
- Council tax and – D
- Separate lounge to the front of the house

- Garage and side access into the rear garden
- Viewing highly advised to appreciate the size and space this home has to offer
- Large kitchen/dining room with French doors leading to the rear garden
- Recently laid driveway with space for 4/5 cars
- Deceptively large rear garden with patio area and great size lawn area

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