



### 4 bed bungalow to buy in BH16

Sandy Lane, Upton, Poole, Dorset, BH16 5LX

**£460,000** Starting Bid

x4 x2 x2

Tenure  
**Freehold**

Driveway & Garage parking

### Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ Detached Bungalow
- ✓ Three/Four Bedrooms
- ✓ Driveway Parking for Multiple Cars
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

This immaculately presented three/four bedroom detached bungalow has been superbly re-modernised throughout by the current owners, including new windows, heating system, electrics, flooring, kitchen, bathroom and en-suite. Offering exceptional versatility with the option of three or four bedrooms and two or three reception rooms, the property is ideal for families, downsizers or those seeking single-storey flexible living.

Located in a popular residential area just a short walk from Lytchett Bay Nature Reserve and only minutes from Poole town centre, the home enjoys an excellent balance of tranquility and convenience.

Inside, the spacious living room features a bay window and a recessed area for an electric fire. The impressive modern kitchen provides ample units and worktop space, integrated appliances, induction hob and access to the rear garden. A separate family room leads through to the dining room, creating a superb open space for entertaining, with French-style doors opening onto the garden.

All bedrooms are generous doubles, including a stylish contemporary en-suite to the main bedroom featuring an L-shaped bath with rainfall shower. A further modern shower room serves the remaining rooms.

Outside, the secluded rear garden is mainly lawn with a large patio area. The garage, complete with power and lighting, benefits from an additional covered area currently used for a hot tub and bar. The front garden is designed for low maintenance and offers ample off-road parking, with bespoke wooden gates providing secure access to the garage and rear.

Situated in the sought-after community of Upton, close to local shops, schools and beautiful walking routes, this stunning turnkey home must be viewed to appreciate the quality and space on offer.

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £460,000

Property Type: Bungalow

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

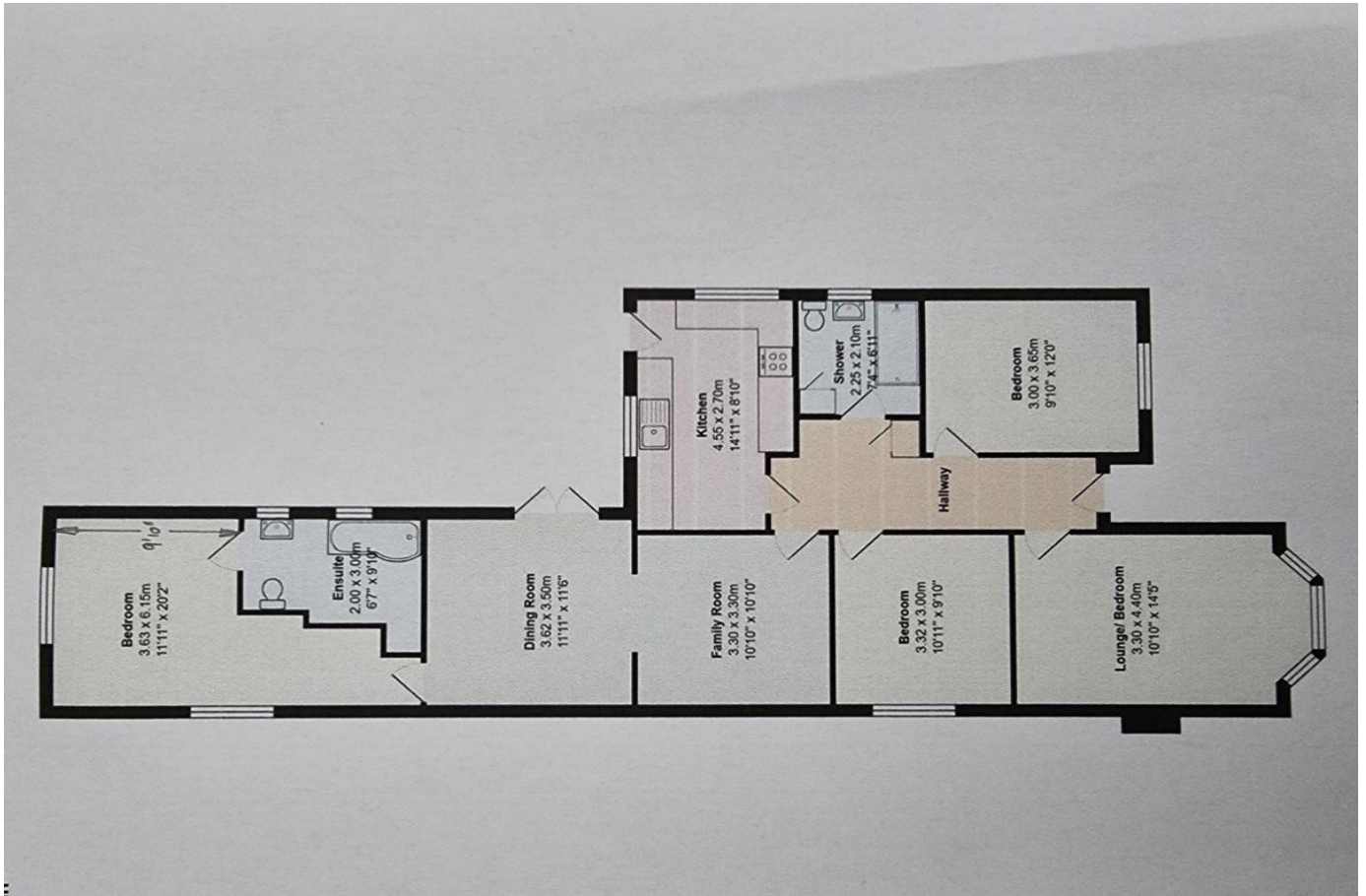
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**White Rose House, Thurston Road, Northallerton, North Yorkshire, DL6 2NA,**  
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