GREYS

ESTATE AGENTS









27 Marsh Lane, Upton, Poole, BH16 5NH

Asking Price £570,000

- Four Bedrooms
- Secluded Garden
- Gas Central Heating
- Deceptively Spacious
- Upton & Lytchett Minster Schools
- Detached Family Home
- Double Garage
- Modern Property with Character
- Tucked Away Position
- No Chain!

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

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

27 Marsh Lane, Poole BH16 5NH

No Chain! We are delighted to offer for sale this fantastic detached family home, tucked away in a quiet and secluded position within the highly sought after area of Upton.

4 2 3 C

Council Tax Band: F







Marsh Lane

This exceptional detached family home offers an enviable combination of modern living and traditional charm. Built in 2007, the property benefits from relatively recent construction and practical design, whilst exuding character and warmth throughout.

The spacious and versatile accommodation is perfectly suited to family life, comprising a welcoming lounge, separate dining room, study, and a kitchen/dining room which forms the heart of the home. A separate utility room provides additional convenience and practicality.

On the first floor are four well proportioned bedrooms, including a superb principal bedroom with a walk through dressing room and en-suite facilities. The remaining bedrooms are served by a spacious family bathroom.

Outside, the property continues to impress with a double garage and a stunning rear garden that enjoys a high degree of privacy. Beautifully maintained and thoughtfully landscaped, it provides the perfect setting for entertaining, family gatherings or simply relaxing in peaceful surroundings.

Upton remains one of Poole's most popular residential locations, offering an excellent range of local amenities, shops, parks and other facilities. Families are particularly drawn to the area due to its selection of highly regarded schools, whilst commuters benefit from excellent transport links to Poole, Bournemouth and beyond. The nearby Upton Country Park, with its picturesque woodland walks, shoreline views and historic house, provides a wonderful outdoor escape just moments from the property.

Further benefits include gas central heating, car parking and a host of additional features that can only be fully appreciated upon internal inspection.

A viewing is highly recommended to appreciate the quality, space and superb location of this wonderful family home. To arrange, or for more information, please contact our Upton office.















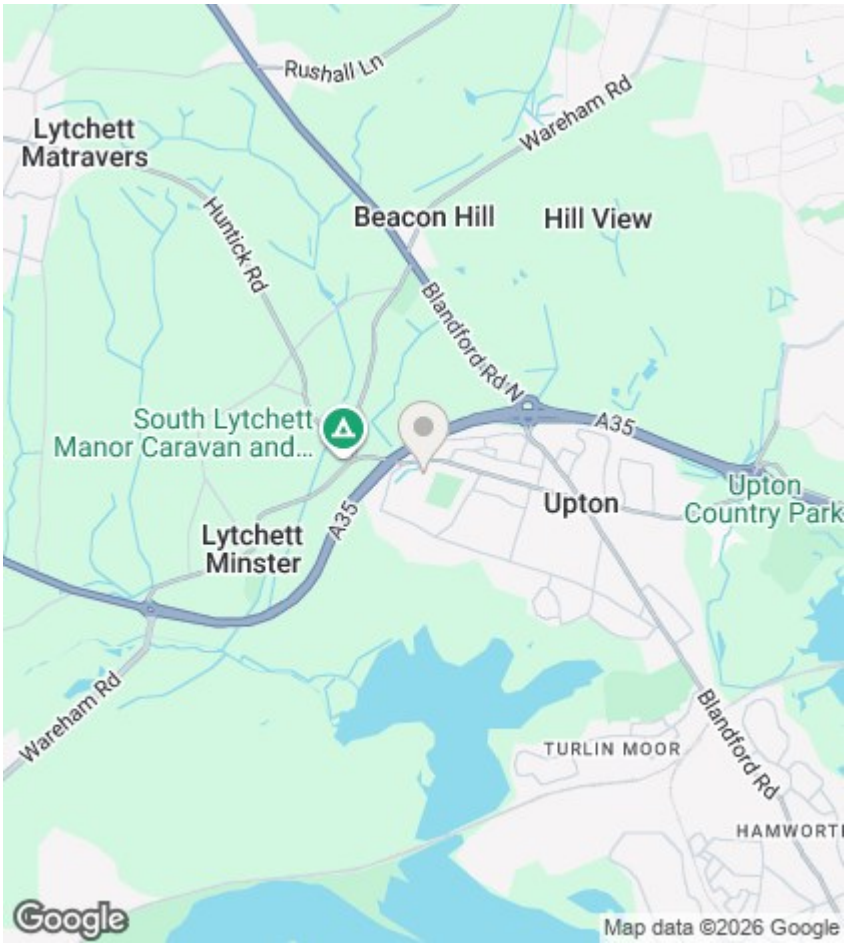












Agents note

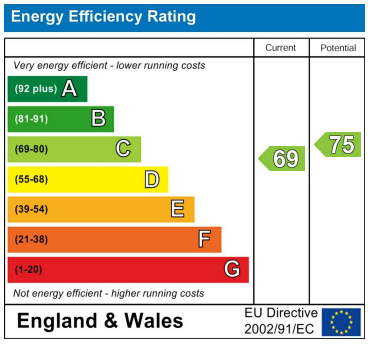
Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

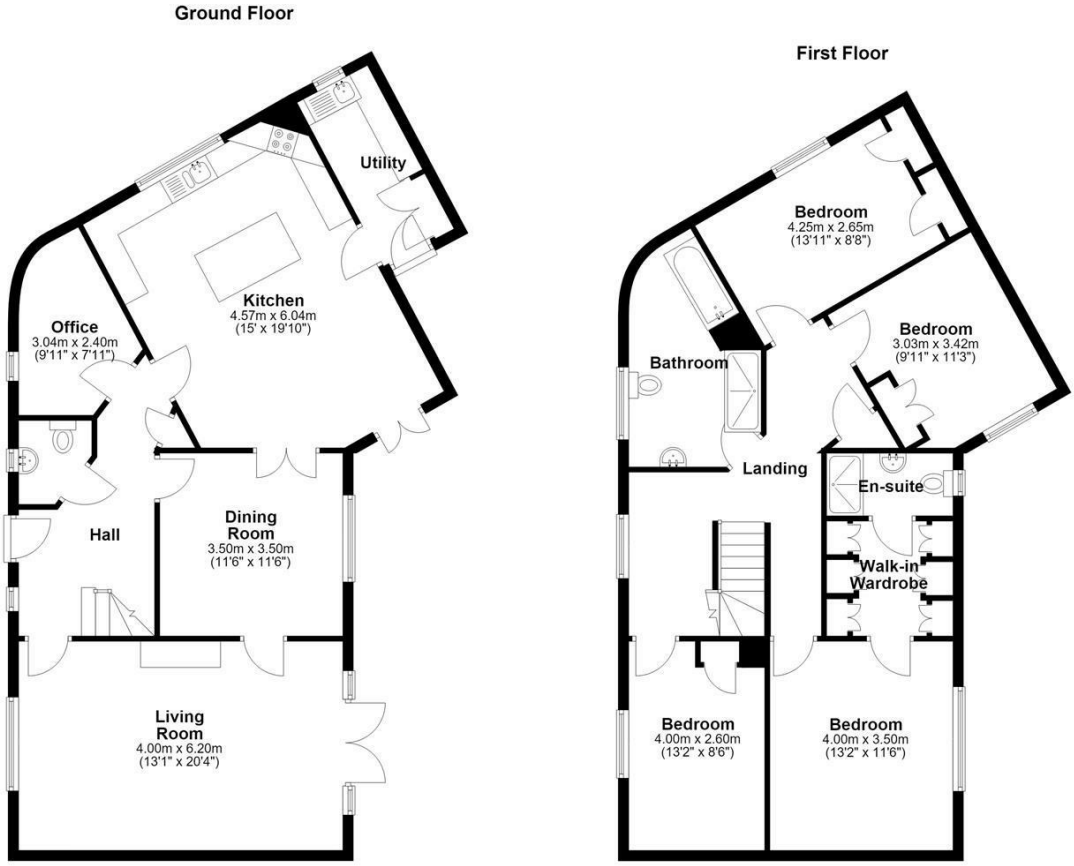
Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

C





Total area: approx. 174.9 sq. metres (1882.1 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

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