

8A Yarrells Lane
Upton
Poole BH16 5EX

Price **£450,000** Freehold

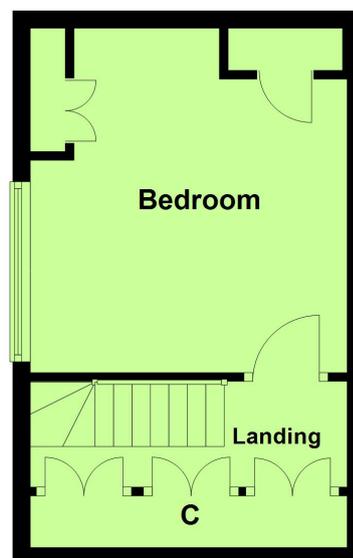


A WELL PRESENTED THREE DOUBLE BEDROOM
DETACHED CHALET STYLE PROPERTY OCCUPYING
A SIZEABLE CORNER PLOT AND OFFERED TO THE
MARKET WITH NO FORWARD CHAIN.

Ground Floor



First Floor

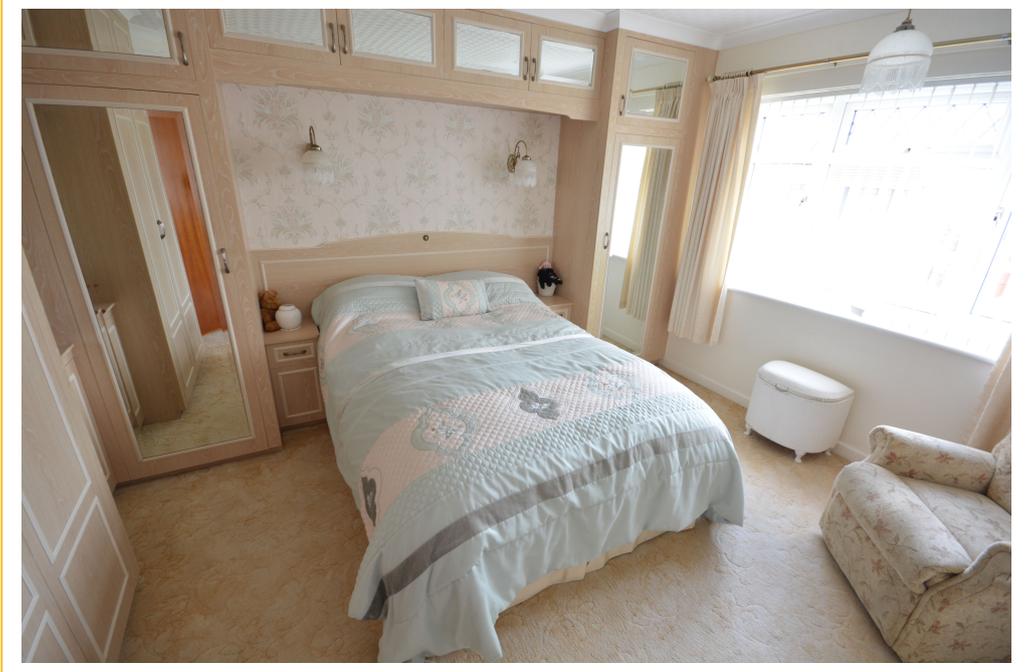


Total area: approx. 101.8 sq. metres (1095.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission and misstatement. 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.
Plan produced using PlanUp.

- * **ENTRANCE HALLWAY 13'6" x 6'9" (4.14m x 2.1m)**
- * **SITTING ROOM 16' x 11'9" (4.87m x 3.62m)**
- * **KITCHEN 13'8" x 10'9" (4.2m x 3.32m)**
- * **CONSERVATORY 13'1" x 9'8" (3.99m x 2.98m)**
- * **BEDROOM ONE 12'7" x 10'9" (3.87m x 3.32m)**
- * **BEDROOM TWO 11'9" x 10'3" (3.62m x 3.13m)**
- * **FAMILY BATHROOM 7'1" x 6'8" (2.16m x 2.07m)**
- * **STAIRS RISING TO FIRST FLOOR**
- * **BEDROOM THREE 13' (MAXIMUM) x 10'9" (MAXIMUM) (3.96m x 3.32m)**
- * **FRONT, SIDE AND REAR GARDENS**
- * **AMPLE OFF ROAD PARKING**
- * **SINGLE DETACHED GARAGE**
- * **UPVC DOUBLE GLAZED**
- * **GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

At the side of the property via an open storm porch a UPVC double glazed frosted front door with matching side screen gives access into the spacious entrance hallway which has airing cupboard housing the hot water tank and slatted shelving, telephone point and stairs rising to the first floor. The light and airy sitting room has windows to side and rear aspect, TV point and central fireplace with gas fire, polished Purbeck Stone hearth and Purbeck stone surround. The kitchen has frosted window to side, window and door to rear, range of wall and floor mounted cupboards, roll top working surfaces, part tiled walls, one and a quarter single sink with drainer and mixer tap and integrated appliances to include fridge, freezer, washing machine, dishwasher, oven, grill and four ring ceramic hob. Off the kitchen is the conservatory which has frosted door to side and double opening doors leading out to the rear garden. Bedroom one has window to front aspect and benefits from a range of furniture to include wardrobes, drawers and cupboards. Bedroom two has windows to front and side aspect and benefits from a range of fitted furniture to include wardrobes, drawers and cupboards. The family bathroom has frosted window to side aspect, part tiled walls, low level flush WC, pedestal wash hand basin with hot and cold tap, panel enclosed bath with mixer tap and shower attachment over and 'Mira' shower.

Stairs rise to the first floor landing which benefits from ample storage and access to eaves storage. Bedroom three has window to side aspect, two built in cupboards and a number of fitted cupboards.

One of the main features to this delightful property is the plot that it occupies with the front and side being predominantly laid to lawn and a block paved driveway providing off road parking for a number of vehicles in turn leading to the single detached garage which has up and over door, light, power and window and door to side. The secluded rear garden has a patio running adjacent to the property providing seating in turn leading to the remainder, all of which are bound by timber fence and mature shrub borders. Hard stand for greenhouse. Access down the side in turn leads to the front.





DIRECTIONS:

From the double roundabout in Upton proceed down Blandford Road and Yarrells Lane is the second road on the right hand side.

COUNCIL TAX: Band D Dorset Council (Purbeck).

ENERGY EFFICIENCY RATING: Band E

VIEWING: Strictly by appointment through **HILLIER WILSON.**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PRIVACY POLICY

Please see our website for further details.

REF: R1954