

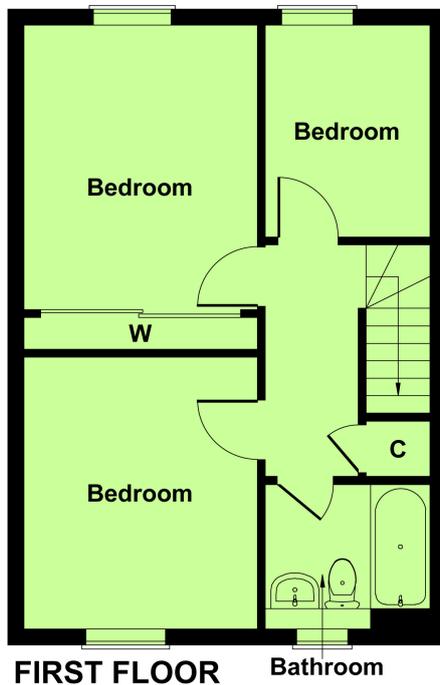
8B Dacombe Close
Upton
Poole BH16 5JR

Price **£370,000** Freehold

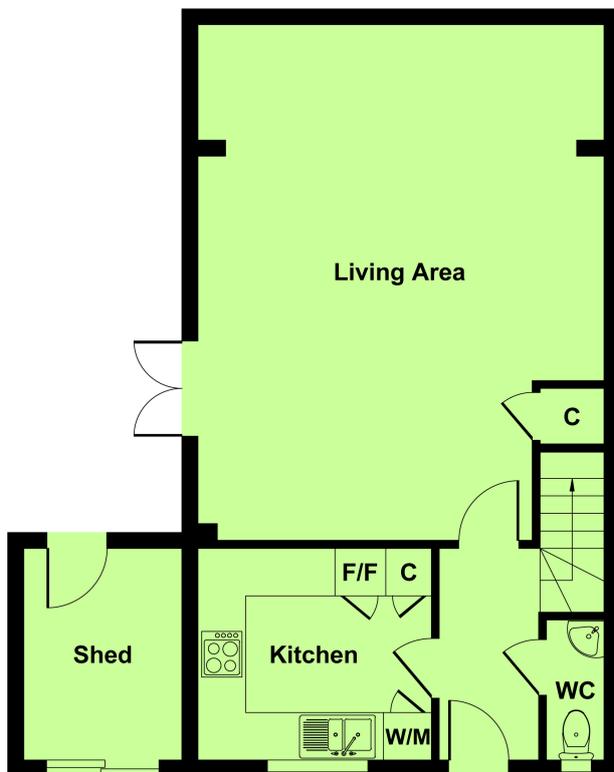


A VERY WELL PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME WITH OFF ROAD PARKING, AND SET IN A CONVENIENT LOCATION WITHIN CLOSE PROXIMITY TO UPTON COUNTRY PARK.

Approximate Gross Internal Area
990 sq ft - 92 sq m



FIRST FLOOR Bathroom



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2025
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*** ENTRANCE HALLWAY**

*** GROUND FLOOR CLOAKROOM 6' x 2'9" (1.82m x 0.88m)**

*** LIVING AREA 21'3" x 17'7" (6.49m x 5.39m)**

*** MODERN FITTED KITCHEN 9'6" x 8'7" (2.92m x 2.65m)**

*** STAIRS FROM THE ENTRANCE HALLWAY TO THE FIRST FLOOR LANDING**

*** BEDROOM ONE 13'1" x 9'6" (3.99m x 2.92m)**

*** BEDROOM TWO 11'6" x 9'6" (3.53m x 2.92m)**

*** BEDROOM THREE 8'9" x 6'9" (2.71m x 2.1m)**

*** BATHROOM 6'6" x 6' (2.01m x 1.82m)**

*** OFF ROAD PARKING**

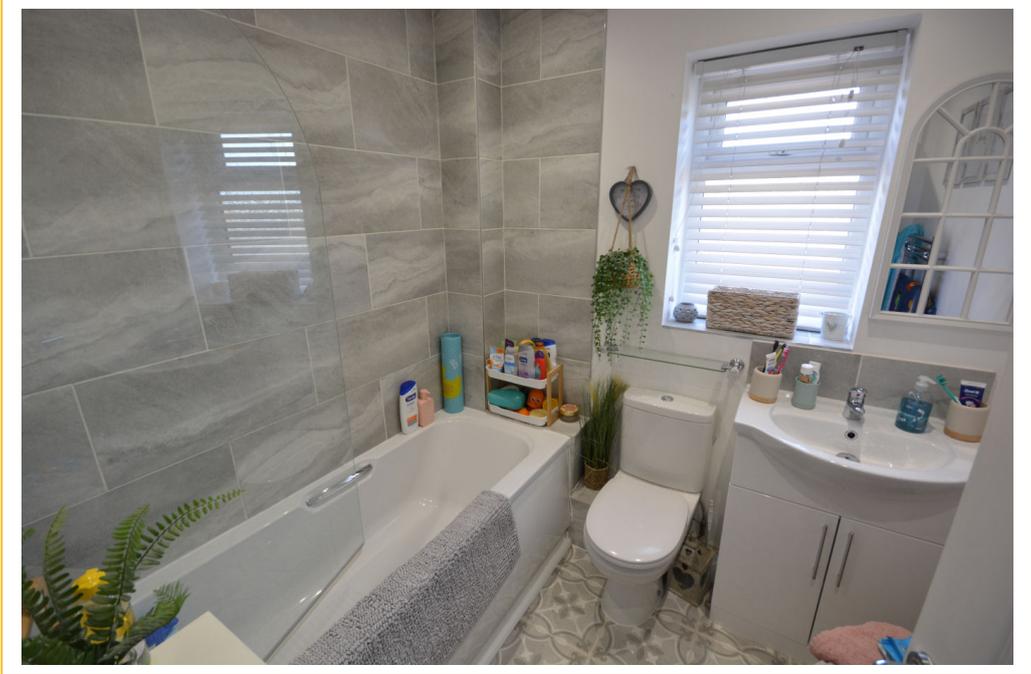
*** REAR GARDEN**

*** DOUBLE GLAZED WINDOWS**

*** GAS FIRED CENTRAL HEATING WITH RADIATORS**







ABOUT THIS PROPERTY

Front door leads into the entrance hall. The ground floor cloakroom comprises low level flush WC and wash hand basin with mixer tap and vanity unit beneath. The extended living area features a brick fireplace, Velux window, understairs storage cupboard and double opening doors to the rear garden. The modern fitted kitchen has a range of wall mounted and base storage cupboards and drawers, integrated oven, four ring burner gas hob with extractor fan above, one and a half bowl single drainer sink unit with mixer tap, part tiled walls, integrated fridge/freezer, cupboard housing the gas fired central heating boiler.

Stairs lead from the entrance hallway to the first floor landing where there is access to loft space. There are two double bedrooms and a further single bedroom. The bathroom comprises panel enclosed bath with mixer tap and overhead shower, shower screen, low level flush WC, wash hand basin with mixer tap and vanity unit beneath, tiled splashback, wall mounted heated towel rail, extractor fan and part tiled walls.

The front of the property is laid to block paving providing off road parking. The rear garden is mainly laid to raised decking area and there is a timber shed 8'4" x 6'8" (2.56m x 2.07m).



DIRECTIONS:

From the Upton crossroads proceed along Poole Road and take the third turning on the left into Dacombe Drive. Dacombe Close is the first turning on the right hand side.

COUNCIL TAX: Band C Dorset Council (Purbeck)

ENERGY EFFICIENCY RATING: Band B

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

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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REF: R2032