

1 Moorland Way  
Upton  
Poole BH16 5JT

Price **£500,000** Freehold



A SUPERBLY PRESENTED FIVE BEDROOM,  
THREE BATHROOM DETACHED FAMILY HOME  
BENEFITTING FROM SEPARATE ANNEX AND  
NO FORWARD CHAIN.



Total area: approx. 176.2 sq. metres (1896.9 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 10'3" X 9'6" (3.13m x 2.92m)**
- \* **SITTING ROOM 18'1" X 10'4" (5.51m x 3.16m)**
- \* **KITCHEN/DINING ROOM 21'7" X 11'3" (6.61m x 3.44m)**
  - \* **UTILITY ROOM 9'3" X 6'3" (2.83m x 1.92m)**
  - \* **CLOAKROOM 3'4" X 3'2" (1.03m x 0.97m)**
  - \* **BEDROOM ONE 14'3" X 11' (4.35m x 3.35m)**
  - \* **DRESSING AREA 5'9" X 4'2" (1.79m x 1.28m)**
- \* **EN SUITE SHOWER ROOM 6'2" X 4'4" (1.88m x 1.34m)**
- \* **BEDROOM TWO 13'1" X 11' MAXIMUM (3.99m x 3.35m)**
  - \* **DRESSING AREA 4'8" X 4'3" (1.46m x 1.31m)**
- \* **EN SUITE SHOWER ROOM 5'1" X 4'5" (1.55m x 1.37m)**
- \* **BEDROOM FIVE/STUDY 11' X 6'4" (3.35m x 1.95m)**
- \* **FAMILY BATHROOM 7' X 5'9" (2.13m x 1.79m)**
  - \* **STAIRS RISING TO FIRST FLOOR**
- \* **BEDROOM THREE 15'2" X 13'1" (4.63m x 3.99m)**
- \* **BEDROOM FOUR 15'5" X 13'4" MAXIMUM (4.72m x 4.08m)**
  - \* **SEPARATE ANNEX**
  - \* **DRIVEWAY PARKING**
  - \* **GARAGE/STORE**
  - \* **LOW MAINTENANCE REAR GARDEN**
    - \* **UPVC DOUBLE GLAZED**
  - \* **GAS FIRED CENTRAL HEATING**







**ABOUT THIS PROPERTY**

At the side of the property an open storm porch and timber glazed frosted front door give access into the spacious entrance hallway which has stairs rising to first floor, wood effect flooring and understairs storage cupboard. The light and airy sitting room has feature bay window to front aspect, telephone point and TV point. The kitchen/dining room has window to side, double opening doors leading out to the rear garden, range of wall and floor mounted cupboards, worksurfaces over, single sink with drainer and mixer tap, part tiled walls, wood effect flooring, breakfast bar eating area and integrated appliances to include dishwasher, double oven and five ring gas hob. The utility room has window and door to rear, range of wall mounted cupboards, wood effect flooring, space for tall fridge/freezer, washing machine and tumble dryer and access into the ground floor cloakroom which has frosted window to rear, newly installed wall mounted 'Glow Worm' boiler, vanity unit with inset wash hand basin and mixer tap and low level WC.

Bedroom one has feature bay window to front and benefits from dressing room with skylight, in turn giving access to the en suite shower room which has skylight, part tiled walls, wood effect flooring, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and shower cubicle with shower. Bedroom two has window to side, wood effect flooring and benefits from dressing area with skylight, in turn giving access to the en suite shower room which has skylight, part tiled walls, wood effect flooring, towel ladder radiator, low level flush WC, feature circular wash hand basin with cupboard beneath and mixer tap and shower cubicle with shower. Bedroom five/study has window to side. The family bathroom has frosted window to side, wood effect flooring, towel ladder radiator, low level flush WC, feature circular sink with mixer tap and drawers beneath, panel enclosed bath with mixer tap and shower cubicle with shower. The first floor landing has a useful storage cupboard, in turn giving access to eaves storage. Bedroom two has window to front, 'Velux' window to side and access into eaves storage. Bedroom four has 'Velux' window to side, access to eaves storage and cupboard housing hot water tank.

To the front of the property via a wooden gate a shingle driveway provides off road parking for a number of vehicles with mature shrub borders. The low maintenance rear garden has a decked area running adjacent to the property providing ample seating in turn leading to the remainder which is laid to artificial lawn, all of which have timber fence borders. Access down the side in turn leads to the front. The property also benefits from a detached annex which has bedroom/living area, kitchenette and shower room.





**DIRECTIONS:**

From the Upton crossroads/mini roundabouts proceed along Dorchester Road (B3067) and take the third turning on the left into Moorland Way. The property can be found on the left hand side.

**COUNCIL TAX:** Band D      Dorset Council (Purbeck)

**ENERGY EFFICIENCY RATING:** Band D

**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: R2107**