



10 Marsh Lane | Upton | Poole | BH16 5NH

- Four Good Sized Bedrooms
- Detached Family House
- Detached Double Garage
- Study & Downstairs Cloakroom
- En-Suite to Master Bedroom
- Two Reception Rooms
- Kitchen/Breakfast Room
- Utility Room
- Very Sought After Location
- Viewing Strongly Recommended!

Asking Price
£550,000

Full Description

MARSH LANE

A beautifully presented detached modern family house (built circa 2003) tucked away in a sought after location in Upton. The spacious accommodation comprises four good sized bedrooms, en-suite to master, lounge, kitchen/breakfast room with separate utility room, dining room/study, family bathroom and downstairs cloakroom. Further benefits include gas central heating, UPVC double glazed windows and doors (where specified), wrap around gardens, off road parking and a detached double garage. Viewing comes highly recommended to appreciate what this property has to offer. To arrange or for further information, please call GREYS of Upton on 01202 622101.

RECEPTION HALL

Open, canopied storm porch with side trellising and inset lighting. Hardwood front door. Radiator. Oak flooring. Under stairs storage cupboard. Alarm panel controlling full alarm system.

DOWNSTAIRS CLOAKROOM

Obscure UPVC double glazed window to front aspect. Radiator. Low level w.c. Wash basin with cupboard below, mirror and corner shelving above. Extractor fan. Part tiled walls. Tiled floor.

LOUNGE

19' 8" x 11' 11" (5.99m x 3.63m)

UPVC double glazed windows to front and side aspects. UPVC double glazed French doors to rear garden.

Two radiators. Feature fire surround with inset real flame gas fire.

DINING ROOM

10' 7" x 9' 7" (3.23m x 2.92m)

Currently used as a study. UPVC double glazed window to front aspect. Radiator. Oak flooring.

KITCHEN/BREAKFAST ROOM

14' 3" x 11' 2" (4.34m x 3.4m)

UPVC double glazed window to rear aspect. UPVC stable type door to rear garden. Single enamel bowl sink and mixer tap inset to marble work top with drainer. Comprehensive range of cupboards and drawers. Integral 'Miele' dishwasher. Integral fridge. Water softener. 'Neff' double oven/grill. 'Neff' gas hob with extractor hood/light over. Tiled splash backs. Tiled flooring. Concealed lighting. Door to:

UTILITY ROOM

8' 4" x 6' 4" (2.54m x 1.93m)

UPVC double glazed window to rear aspect. Radiator. Stainless steel sink and drainer with mixer tap. Work top. Cupboards. Space and plumbing for washing machine. Further space available for dryer. Space for tall freezer. Extractor fan.

LANDING

Access to loft space (boarded and light provided). Radiator.

BEDROOM ONE

14' 2" x 12' 10" (4.32m x 3.91m)



Two UPVC double glazed windows to rear aspect. Radiator. Built in modern wardrobes with lighting.

ENSUITE

8' 6" x 6' 4" (2.59m x 1.93m)

Obscure UPVC double glazed window to rear aspect. Large shower with glazed screen. Low level w.c. Wash basin. Ladder type radiator. Shaver point. Fully tiled walls and floor.

BEDROOM TWO

12' 0" x 10' 1" (3.66m x 3.07m)

UPVC double glazed window to rear aspect. Radiator. Built in wardrobe.



BEDROOM THREE

12' 8" max x 9' 2" (3.86m x 2.79m)

UPVC double glazed window to front aspect. Radiator. Built in wardrobe. Airing cupboard.

BEDROOM FOUR

10' 0" x 9' 2" (3.05m x 2.79m)

UPVC double glazed window to front aspect. Radiator. Built in wardrobe.



BATHROOM

9' 10" x 5' 6" (3m x 1.68m)

Obscure UPVC double glazed window to front aspect. Ladder type radiator. Panelled spa bath with mixer/hand shower attachment and overhead shower with curved glazed screen. Wash basin with vanity cupboard. Low level w.c. Extractor fan. Fully tiled walls and to floor.



OUTSIDE REAR

Delightful rear garden and to side with mainly laid to lawn areas with well stocked borders with also paved patio seating areas. Stone water feature water. Lean-to greenhouse to rear of garage.

OUTSIDE FRONT

Front garden is mainly laid to lawn with picket fence. Pavia driveway allowing for ample vehicle parking. Personal gates to either side of property leads to the rear garden. Security lighting.

DETACHED DOUBLE GARAGE

18' 9" x 18' 8" (5.72m x 5.69m)

Brick built construction. Power and lighting supplied. Two electrically operated roller doors.





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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