



**PURBECK
PROPERTY**

**CELEBRATING 40 YEARS
IN WAREHAM**

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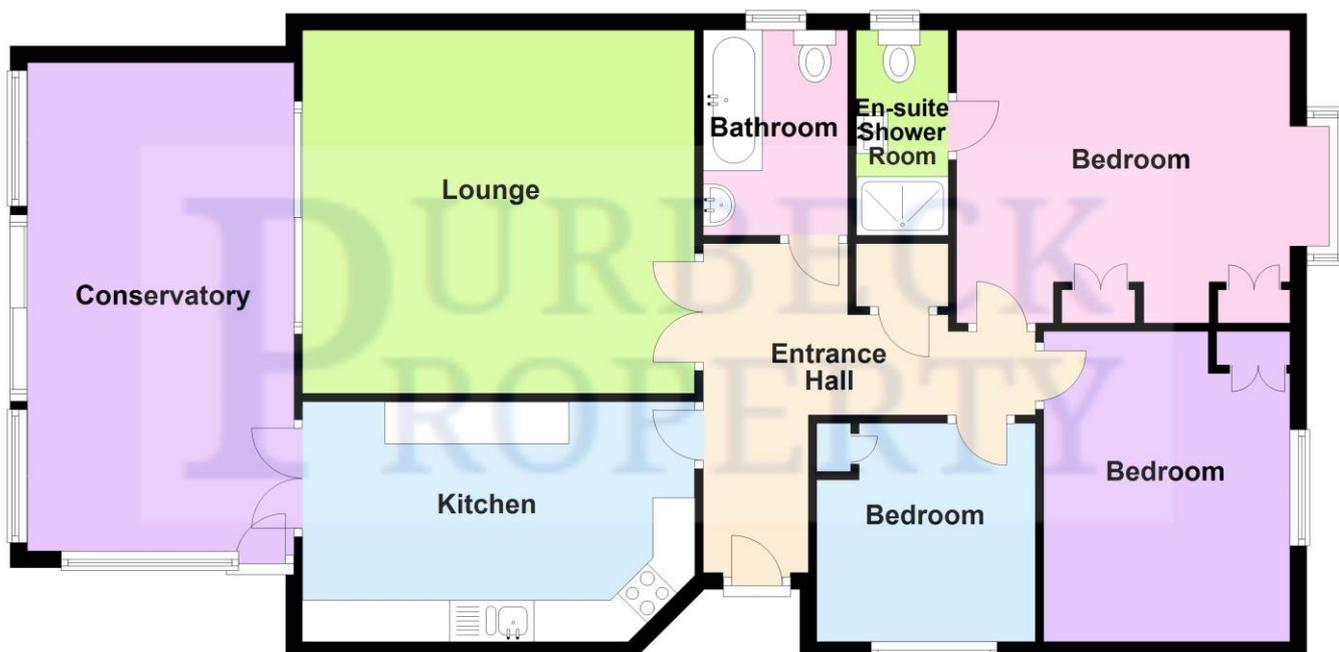
**A SPACIOUS & WELL PRESENTED 3 DOUBLE BEDROOM BUNGALOW
SET IN A SELECT DEVELOPMENT OF JUST 5 PROPERTIES & BENEFITTING FROM 2
RECEPTION ROOMS, 2 BATHROOMS & AN ENCLOSED REAR GARDEN.
NO FORWARD CHAIN**



Copperfields, St Martins Road, Upton, Poole BH16 5NQ

PRICE £484,500

Ground Floor



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Plan produced using PlanUp.

Location:

This spacious bungalow is set on the outskirts of Poole in Upton, which has cafes, convenience stores, supermarkets & popular schools all within walking distance. Historic Poole Harbour is a short drive away with a main line railway line to London Waterloo. The picturesque Purbecks are to the west with scenic walks & access to the Jurassic Coast.

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The Property:

Set in this select development this spacious bungalow is accessed via an opaque upvc double glazed door through into a spacious hallway which has an integral doormat, access to the loft via a hatch, an airing cupboard with slatted shelving and radiator.

Double glass panelled doors lead into the lounge which has upvc double glazed sliding doors out into the enclosed conservatory. A feature of the room is a fireplace with a space for an inset electric fire and marble base and hearth.

The modern kitchen comprises of a matching range of cupboards at base and eye level with soft closing drawers, a four ring gas hob is set into the work surface with extractor and light above. Further integral appliances include a double AEG oven & a dishwasher. There is a freestanding washing machine which can stay if required & space for an upright fridge/freezer. A one and a quarter bowl sink with side drainer is set into the work surface with splashback tiling surrounding. The work surface also incorporates a breakfast bar. There is tiled flooring throughout, a radiator & upvc double glazed doors out to the enclosed conservatory & a matching window to the side aspect.

The main feature of the property is the enclosed conservatory which is upvc double glazed windows with a polycarbonate roof. It is currently used as a dining/sitting room with two radiators, wood flooring flowing throughout, lighting and power points.

The master bedroom has a upvc double glazed square bay window to the front aspect with a radiator beneath. The room benefits from a matching range of furniture including two double wardrobes with a dressing table, matching bedside cabinets to either side of the bed. The room benefits from an en suite which comprises of a wc, wash hand basin and a shower cubicle with a concertina shower door & a wall mounted shower. The room has

floor to ceiling tiling, a triple fronted medicine cabinet, extractor fan, shaver point, a heated towel rail & an opaque upvc double glazed window to the side aspect.

The second bedroom is a double sized room with wood laminate flooring throughout, there is a upvc double glazed window to the front aspect, a radiator and a triple door wardrobe with hanging rail and storage space.

The third bedroom is currently used as a home office but could be used as a bedroom if desired. It has a upvc double glazed window to the side aspect with a radiator beneath. There is fitted furniture including up and over cupboards and a storage cupboard with shelving.

The family bathroom comprising of a double ended bath with a shower attachment, a wc & a wash hand basin. The room is fully tiled & also has a radiator, a heated towel rail, mirror fronted medicine cabinet, an opaque upvc double glazed window to the side aspect & an extractor fan.

Garage & Parking:

The property has a long brick paved driveway leading up to a pitched roof garage with an electric up and over door with power and light & access to the garden.

Garden:

The front garden is a continuation of the brick paved driveway with borders of mature shrubs to the side.

The rear garden has a spacious patio abutting the property that runs round to the rear of the garage. The remainder is laid to lawn with a pond at the rear and a border of mature shrubs at the side.

Measurements:

Lounge	15'5" (4.69m) x 14'1" (4.30)
Kitchen	15'4" (4.68m) x 9'3" (2.83m)
Conservatory	19'6" (5.96m) x 10'5" (3.18m)
Bedroom 1	15'4" (4.67m) x 11'4" (3.45m)
En suite	8' (2.44m) x 3'3" (1.01m)
Bedroom 2	12'1" (3.68m) x 9'8" (2.16m)
Bedroom 3	8'5" x 8'2" (2.56m x 2.49m)
Bathroom	7'11" x 5'8" (2.41m x 1.73m)
Garage	19' x 9'9" (5.79m x 2.97m)

