



3 Evergreen Close, Upton, Poole, BH16 5FL

£375,000

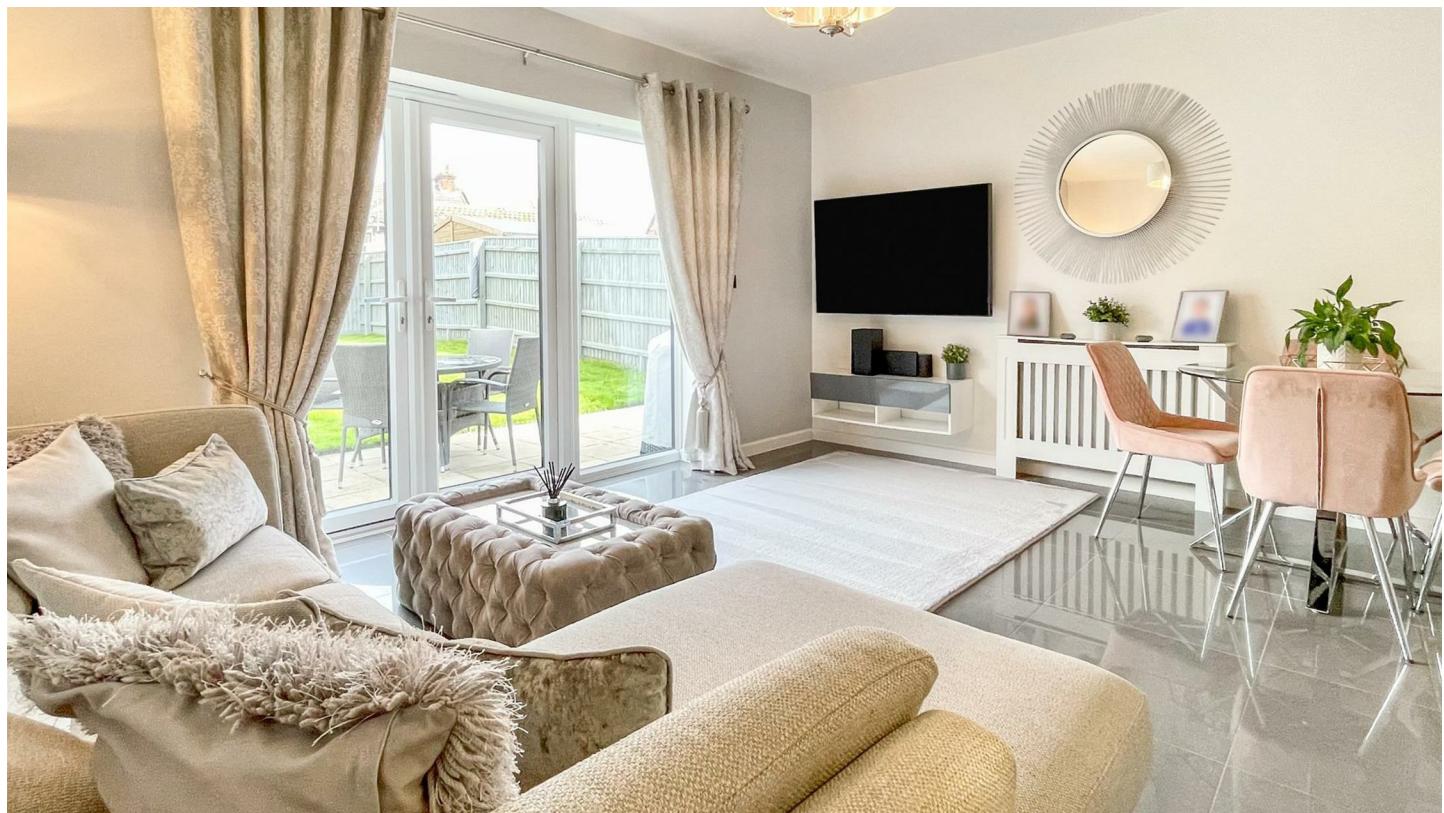
- Modern Detached House
- EPC Rating B
- Great Garden
- Beautifully Presented
- Remaining Build Guarantee
- Three Bedrooms
- Two Car Driveway
- Gas Central Heating
- Close To Upton Country Park
- Vendor Suited

3 Evergreen Close, Upton BH16 5FL

We are delighted to offer for sale this simply stunning detached family home set within a private development of just five contemporary houses built in 2018. The beautifully presented and spacious accommodation is suited perfectly for modern living and briefly comprises; three good size bedrooms, fantastic open plan kitchen/living/dining room, downstairs toilet and family bathroom. Further benefits include gas central heating, EPC rating B, driveway for two cars, large private garden, fitted wardrobes in bedroom one and remaining build guarantee to name only a few. Situated just a short walk to Upton Country Park and within easy reach of local amenities and bus routes, this property is sure to receive high volumes of interest and internal viewings come highly recommended to avoid disappointment.



Council Tax Band: D



EVERGREEN CLOSE

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ENTRANCE HALLWAY

DOWNSTAIRS TOILET

LOUNGE AREA

15'7" x 13'0" (4.75 x 3.96)

KITCHEN AREA

12'4" x 10'8" (3.76 x 3.25)

BEDROOM ONE

12'2" x 9'10" into wardrobes (3.71 x 3 into wardrobes)

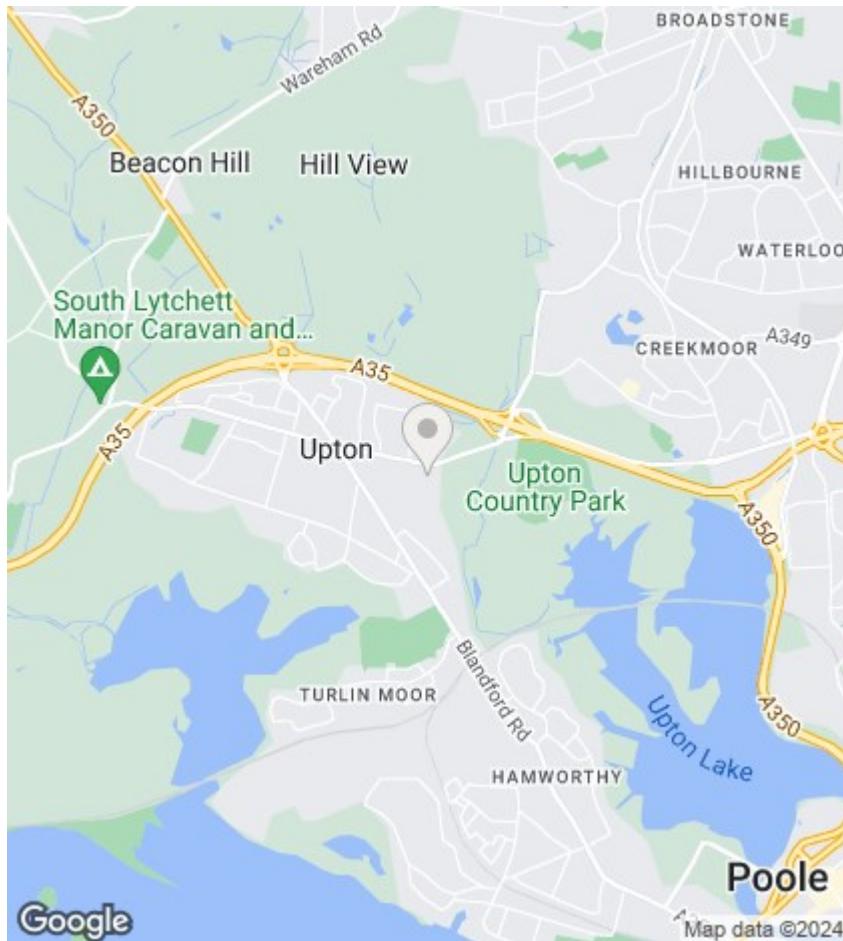
BEDROOM TWO

10'6" x 8'10" (3.2 x 2.69)

BEDROOM THREE

10'6" x 6'4" (3.2 x 1.93)

FAMILY BATHROOM



Directions

Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



Total floor area 81.1 sq.m. (872 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.