

**3 Clover Drive, Creekmoor, Poole,
BH17 7US**

**£399,950
Freehold**



Here is an opportunity to acquire a spacious, four bedroom, detached family home set on this ever popular development. Built in the 1980s, the property offers versatile accommodation to include four bedrooms, master en-suite bathroom, family bathroom, living room, dining room, kitchen, double glazing, integral garage and good size gardens. Competitively priced to attract an early sale as our vendors are suited. Early viewing essential.

COVERED PORCH Outside light point, UPVC double glazed door to:

ENTRANCE HALL Radiator, understairs cupboard, Amtico flooring

CLOAKROOM Suite comprising close coupled WC, wash hand basin with vanity unit, radiator, Amtico flooring, window to side elevation

LIVING ROOM 16' 6" x 11' 6" (5.03m x 3.51m) Radiator, power points, window to front elevation with wooded aspect, wide arch to:

DINING ROOM 10' 4" x 9' 2" (3.15m x 2.79m) Radiator, tilt and slide patio door leads out to the rear garden

KITCHEN 'L' shaped 19' 4" x 8' 9" with 11' being a galley kitchen (5.89m x 2.67m) Fitted with a range of wall and floor mounted units with fitted worksurfaces and part tiled walls, two inset stainless steel single bowl sink units, plumbing and space for washing machine and dishwasher, integrated Bosch oven and five ring Bosch gas hob with extractor hood housed within matching unit, integrated Miele fridge, internal door to garage, two windows overlook the rear garden, double glazed door to the side of the property

FIRST FLOOR SPLIT LEVEL LANDING Airing cupboard housing hot water tank and linen shelving, access to loft space

MASTER BEDROOM 16' 8" x 10' 4" (5.08m x 3.15m) Delightful dual aspect, radiator, built in double wardrobe, windows to front and rear elevation, two steps lead up to a door which in turn provides access to:

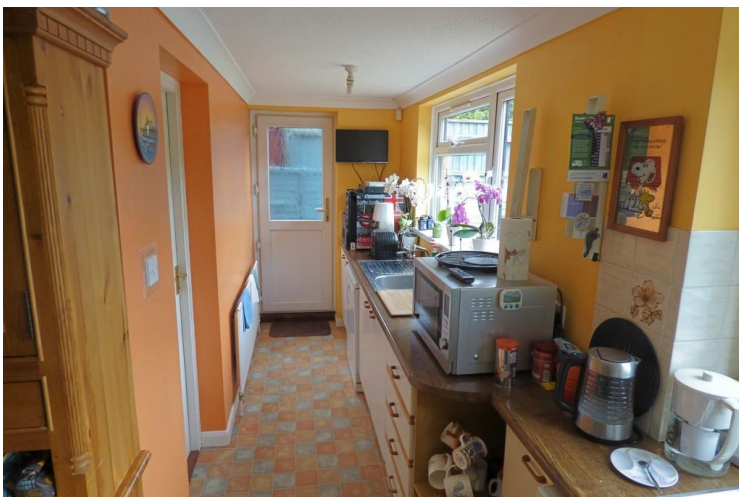
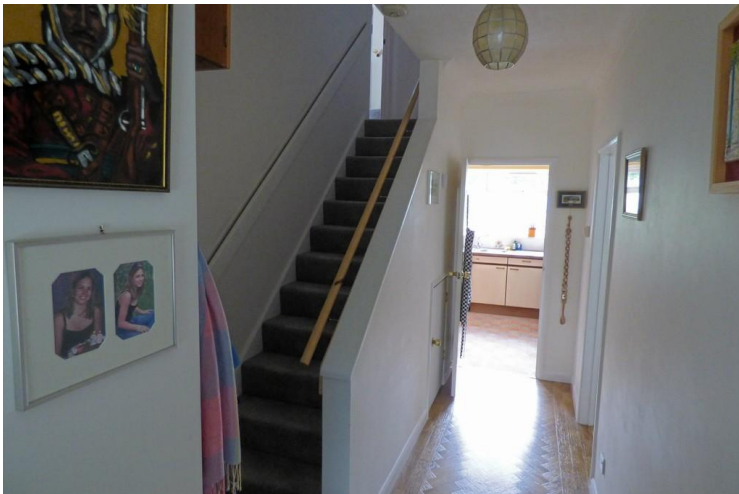
EN-SUITE BATHROOM Suite comprising panelled bath, wall mounted shower control, close coupled WC, pedestal wash hand basin, tiled walls, radiator, window to rear elevation

BEDROOM 2 11' 4" x 9' 6" (3.45m x 2.9m) Radiator, built in wardrobe, window to front elevation

BEDROOM 3 11' 2" x 6' 6" (3.4m x 1.98m) Radiator, window to rear elevation

BEDROOM 4 9' x 8' (2.74m x 2.44m) Radiator, built in over stairs wardrobe cupboard, window to front elevation

FAMILY BATHROOM Suite comprising panelled bath, separate walk in shower with semi-circular door and wall mounted thermostatically controlled shower, wash hand basin with vanity unit, close coupled WC, fully tiled walls, heated towel rail, window to side elevation



OUTSIDE - FRONT The front garden is open plan being laid to lawn. A driveway provides good parking and leads to the INTEGRAL GARAGE with up and over door, measuring approximately 16' x 10', light and power, wall mounted Worcester gas boiler

OUTSIDE - REAR The rear garden comprises a level lawned area bordered by a variety of shrubs and mature hedgerow, together with timber panelled fencing, excellent patio/bbq area, outside tap, hardstanding with space for timber garden store.

COUNCIL TAX BAND 'D' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

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.

Ref: 14820



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM



GROUND FLOOR



1ST FLOOR

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