

**16 Bullfinch Close, Creekmoor,  
Poole, BH17 7UP**

**£350,000  
Freehold**

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A well presented and extended three bedroom semi-detached home situated in one of Creekmoor's most popular cul-de-sacs within easy reach of the centre of Broadstone. The house, which backs onto an area of woodland, benefits from gas fired heating with radiators and UPVC double glazing and a ground floor cloakroom. A particular feature is the extended kitchen/dining room which leads onto the rear garden. To the front of the house is a sitting room and to the first floor there are three bedrooms, with a modern fitted family bathroom. A driveway with off road parking for a number of vehicles leads to the detached garage. Within Creekmoor there are a number of amenities and the property is situated close to the Trailway which provides cycling or walking to the centre of Broadstone which is approximately a mile distant. The larger neighbouring town of Poole can be easily reached by car or bus.

**TILED ENTRANCE CANOPY** Outside light, UPVC leaded light double glazed front door with matching side screen leads to:

**RECEPTION HALL** Coved ceiling, wood effect laminate flooring, storage cupboard concealing the Glow Worm combination boiler serving the heating and domestic hot water supply which was fitted approximately two years ago

**GROUND FLOOR CLOAKROOM** White suite comprising of WC with pedestal wash hand basin and tiled splashback, coved ceiling, window, radiator, continuation of the wood effect laminate flooring

**LOUNGE** 16' 2" x 12' 2" (4.93m x 3.71m) Coved ceiling, three wall light points, two windows to the front aspect, two radiators, wood effect laminate flooring

**KITCHEN/DINING ROOM** 19' 4" x 10' 8" (5.89m x 3.25m) Fitted with a range of cream Shaker style units comprising of one and a half bowl single drainer sink unit with adjacent roll top worksurfaces with a range of drawers and base storage cupboards below and eye level wall mounted units over with underlighting, space and plumbing available for a slimline dishwasher and automatic washing machine, range style oven with seven ring gas hob with oven and grill below and extractor canopy above. The kitchen then extends to a dining area where there are further matching worktop surfaces with drawers and base storage cupboards below, eye level wall mounted units with underlighting, integrated fridge and freezer, coved smooth plastered ceiling with inset downlighting, radiator, understairs storage cupboard, wood effect laminate flooring, partly tiled walls, door giving access to the rear garden

**STAIRCASE FROM THE RECEPTION HALL, LEADS TO:**

**FIRST FLOOR LANDING** Loft hatch giving access to the roof space, two wall light points

**BEDROOM 1** 12' 4" x 9' 1" (3.76m x 2.77m) Coved ceiling, radiator, window to front aspect, TV aerial point, deep walk in wardrobe with hanging and shelving

**BEDROOM 2** 9' x 6' 9" (2.74m x 2.06m) Coved ceiling, radiator, window overlooking the rear garden and woodland beyond, built in shelved storage cupboard with hanging rails, light dimmer control switch

**BEDROOM 3** 9' 1" x 8' 7" (2.77m x 2.62m) Coved ceiling, radiator, window to the front aspect, light dimmer control switch

**BATHROOM** A modern white suite comprising of panel enclosed bath with centre mixer tap and wall mounted shower attachment, wash hand basin with cabinet below, WC with concealed cistern, coved ceiling, partly tiled walls, window and heated towel rail



**OUTSIDE - FRONT** The front garden has been predominantly laid to lawn with pebble borders punctuated by a number of shrubs. A tarmac driveway then extends to the right hand side of the property and provides off road parking for three vehicles, the right hand side of the driveway is enclosed by a conifer hedgerow. There is then a SINGLE GARAGE fitted with an up and over door, the garage has power and light available and a personal door to the rear garden. A gate leading between the house and the garage provides access to:

**OUTSIDE - REAR** Directly to the back of the house there is a water tap and lighting, running across the width of the property is a paved patio which then extends to an area of artificial grass. The garden is fully enclosed by timber panelled fencing with concrete posts and enjoys a large degree of privacy.

**COUNCIL TAX BAND 'C'** 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.

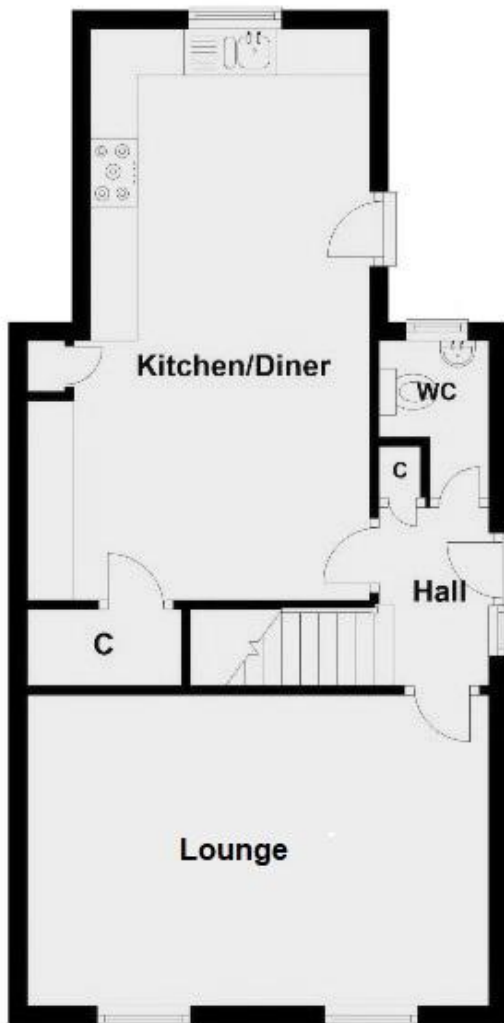
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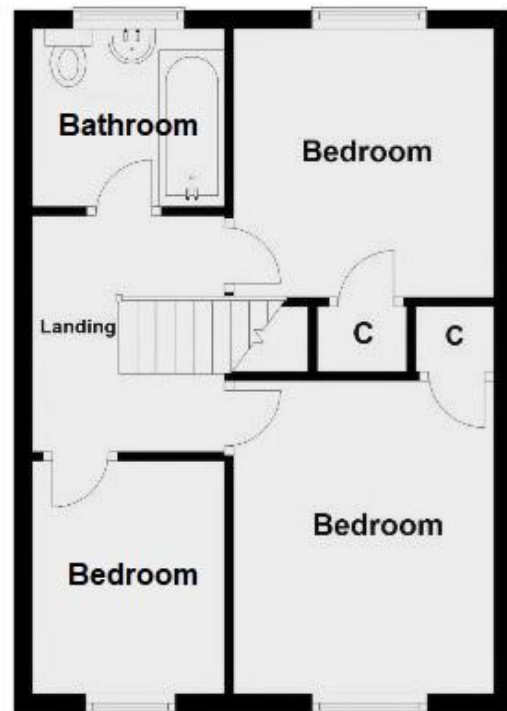
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### Ground Floor



### First Floor



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