

**41 Blackbird Close, Creekmoor,  
Poole, BH17 7YB**

**O.I.E.O £357,500  
Freehold**

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**An excellently presented three bedroom semi-detached home situated in this popular cul-de-sac and benefitting from extensions to the ground floor extending the kitchen and also providing a conservatory/dining room which has bi-fold doors opening onto the generous rear garden. Features of the property include gas fired heating with radiators and UPVC double glazing with UPVC fascias and soffits, there is a ground floor cloakroom, and a driveway provides off road parking for a number of vehicles which leads to the larger than average single garage. The property is conveniently situated with easy access to both the centres of Broadstone and Poole. Within Creekmoor there are a number of local amenities with doctors, shops and a public house and very close to the house there is excellent walking**



**COMPOSITE DOUBLE GLAZED FRONT DOOR** With Georgian style surround, leads to:

**ENTRANCE HALL** Window to side aspect, coved smooth plastered ceiling, radiator, wood effect laminate flooring, glazed double doors open to:

**LIVING ROOM** 24' plus bay x 12' 7" narrowing to 8' (7.32m x 3.84m) Coved smooth plastered ceiling, bay window to front aspect, continuation of the flooring from the reception hall, two radiators, TV aerial connection, understairs storage cupboard. An archway opens from the living room into:

**CONSERVATORY/DINING ROOM** 13' 11" x 11' 1" (4.24m x 3.38m) UPVC vaulted double glazed roof, UPVC bi-fold doors with fitted blinds lead to the rear garden, contemporary tall radiator, inset downlighting, ceramic tiled floor, two wall light points

**CLOAKROOM** White suite comprising of WC, wash hand basin with tiled splashback, ceramic tiled floor, radiator, window, UPVC double glazed door with adjoining side screen leads to patio and rear garden

**KITCHEN** 15' 5" x 8' 10" (4.7m x 2.69m) A range of units comprising of single bowl, single drainer ceramic sink unit with adjacent rolltop worksurfaces with a range of base storage cupboards below with an integrated dishwasher and eye level wall mounted units over, space and plumbing available for an automatic washing machine, space suitable for a tumble dryer, room for American style fridge/freezer. To the opposite side of the kitchen is a matching range of worksurfaces with drawers and base storage cupboards below and eye level wall mounted units over, space suitable for a range style cooker with extractor canopy above and splashback, built in larder style cupboard, coved smooth plastered ceiling with inset downlighting, ceramic tiled floor, window overlooking the rear garden

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

**FIRST FLOOR GALLERIED LANDING** Coved smooth plastered ceiling, window to side aspect, loft hatch with sliding ladder gives access to the roof space which has been partially boarded and has light available

**BEDROOM 1** 13' x 9' 7" (3.96m x 2.92m) Coved smooth plastered ceiling, radiator, window to front aspect

**BEDROOM 2** 10' 9" x 9' 2" (3.28m x 2.79m) Coved smooth plastered ceiling, light dimmer control switch, radiator, window overlooking the rear garden and then fields beyond

**BEDROOM 3** 9' 5" x 6' 1" (2.87m x 1.85m) Coved smooth plastered ceiling, radiator, window to front aspect, light dimmer control switch





**BATHROOM** A modern white suite comprising of panel enclosed bath with centre mixer tap, wall mounted shower with hand held shower attachment and rain shower shower head, glazed shower screen, wash hand basin with centre mixer tap and cabinet below, WC, smooth plastered ceiling, fully tiled walls, ceramic tiled floor, chrome heated towel rail, window

**OUTSIDE - FRONT** To the front and side of the property there is a block paved driveway providing off road parking for a number of vehicles. The driveway continues to the side of the house to the GARAGE which is fitted with an up and over door. The garage has power and light available and houses the modern wall mounted combination boiler which serves the heating and hot water supply, UPVC double glazed door to the rear garden.

**OUTSIDE - REAR** The back garden is of a good size. Directly to the rear of the house there are two generous paved patio areas where there is a water tap, this then steps down onto an area of lawn with stocked shrub borders. The rear garden is fully enclosed by timber panelled fencing with concrete posts, there is a good size garden store and a gate to the rear.

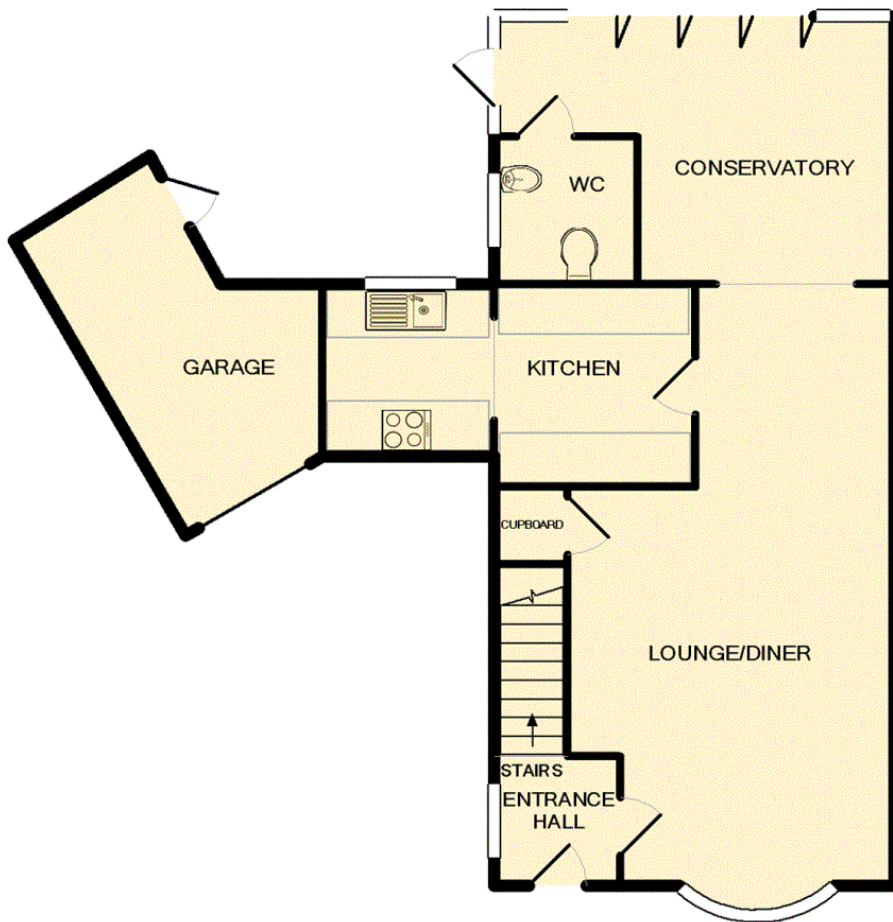
**AGENTS' NOTE** Planning Permission has been granted to form a new single storey rear extension with two storey side extension above existing kitchen with internal alterations.

**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.

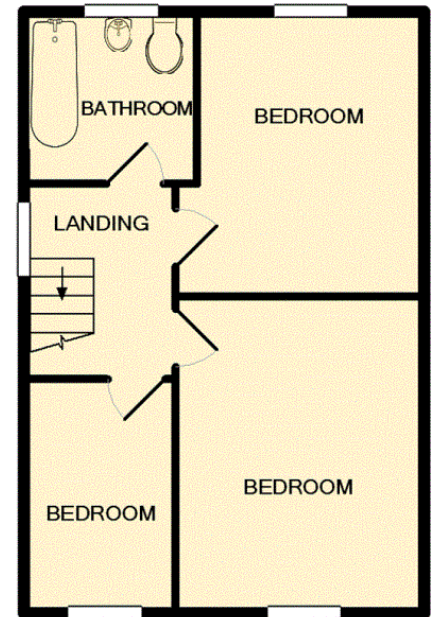
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GROUND FLOOR

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	81
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			



1ST FLOOR

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