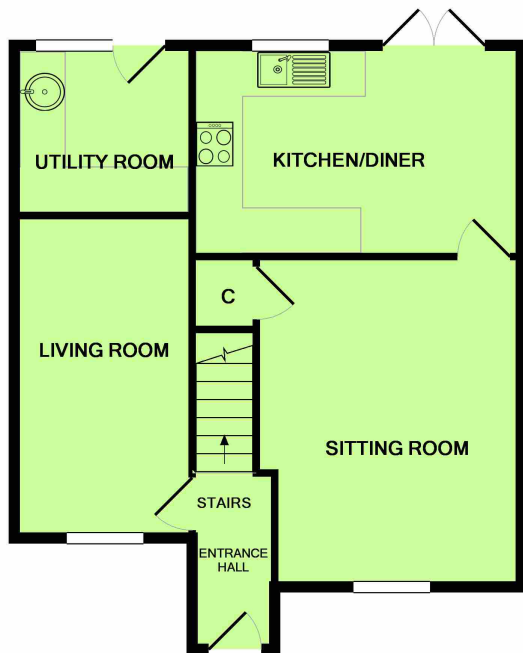


24 Hawthorn Drive  
Creekmoor  
Poole BH17 7YQ

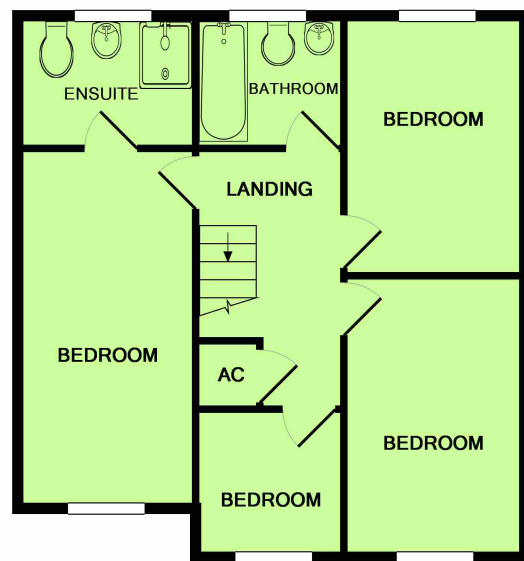
Price **£375,000** Freehold



AN EXTENDED FOUR BEDROOM, TWO RECEPTION ROOM, TWO BATHROOM SEMI DETACHED FAMILY HOME SITUATED IN A QUIET CUL-DE-SAC LOCATION. OFFERED FOR SALE WITH NO FORWARD CHAIN.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**\* ENTRANCE HALL**

**\* SITTING ROOM 14'1" x 11' (4.29m x 3.35m)**

**\* KITCHEN/BREAKFAST ROOM 14'4" x 9'2" (4.38m x 2.8m)**

**\* LIVING ROOM 14' x 7'7" (4.26m x 2.34m)**

**\* STAIRS TO FIRST FLOOR LANDING**

**\* BEDROOM ONE 15'5" x 7'7" (4.72m x 2.34m)**

**\* EN SUITE SHOWER ROOM 7'7" x 5'6" (2.34m x 1.7m)**

**\* BEDROOM TWO 11'3" x 7'9" (3.44m x 2.4m)**

**\* BEDROOM THREE 12'2" x 7'9" (3.71m x 2.4m)**

**\* BEDROOM FOUR 6'4" x 6'2" (1.95m x 1.88m)**

**\* FAMILY BATHROOM 6'2" x 5'8" (1.88m x 1.76m)**

**\* UTILITY ROOM (ACCESSED FROM THE REAR GARDEN) 7'8" x 7'2"  
(2.37m x 2.19m)**

**\* FRONT AND REAR GARDENS**

**\* DRIVEWAY PARKING**

**\* GAS FIRED CENTRAL HEATING**

**\* UPVC DOUBLE GLAZED**

**\* SYMPATHETICALLY EXTENDED**







**ABOUT THIS PROPERTY**

Obscured glazed front door leads to the entrance hall. The sitting room is to the front of the property with a built in understairs storage cupboard and open archway to the kitchen/breakfast room. The kitchen comprises a range of wall mounted and base storage cupboards and drawers, integrated double oven, four ring burner gas hob with extractor fan above, one and a half bowl single drainer stainless steel sink unit with mixer tap, part tiled walls, wall mounted and enclosed 'Glow-worm' gas fired central heating boiler, space and plumbing for dishwasher and washing machine. The living room forms part of the extension with a window to the front aspect. There is a utility room which is accessed from the rear garden via a UPVC obscured glazed door comprising a range of wall mounted and base storage cupboards, work surfaces, space and plumbing for washing machine and tumble dryer and space for upright fridge/freezer.

Stairs lead from the entrance hall to the first floor landing where there is access to the loft space, built in airing cupboard housing hot water cylinder and slatted shelving. Bedroom one is to the front of the property and has the benefit of an en suite shower room incorporating low level WC, pedestal wash hand basin with mixer tap, p-shaped shower cubicle, part tiled walls and wall mounted heated towel rail. There are three further bedrooms with bedroom four currently arranged as a study. The family bathroom comprises panelled bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin with hot and cold taps and part tiled walls.

The front garden has shrub borders and steps leading to the property and a tarmac driveway provides off road parking. The rear garden is accessed via double opening doors from the kitchen/breakfast room and is mainly laid to lawn and decking areas, raised shrub and herbaceous borders. A timber gate gives access to the side of the property. Timber summerhouse with power and adjoining storage shed.



**DIRECTIONS:**

From Broadstone Centre proceed to the Clarendon Road roundabout and take the first exit along Broadstone Way. Take the first turning right into Beechbank Avenue and at the mini roundabout continue straight across. Hawthorn Drive is the second turning on the right hand side.

**COUNCIL TAX:** Band D BCP Council (Poole)

**ENERGY EFFICIENCY RATING:** Band C

**VIEWING:** Strictly by appointment through **HILLIER WILSON.**

**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.

**PRIVACY POLICY**

Please see our website for further details.

**REF: R1798**