

**14 Buckthorn Close, Creemoor,
Poole, BH17 7YF**

**£420,000
Freehold**



Situated at the end of this close is this three bedroom, two reception room detached family home benefitting from a driveway providing lots of off road parking and a good size rear garden with a cabin/home office. The property benefits from UPVC double glazing with gas fired central heating and has been well presented throughout. There is fitted bedroom furniture to all of the three bedrooms and a good size bathroom with a separate shower cubicle, there is also a cloakroom/shower room to the ground floor. The property is conveniently situated with excellent dog walking close by over Upton Heath and the nearby Upton Country Park and the centres of Broadstone and Poole can be easily reached by cycle path or road. Within Creemoor there are a number of local amenities and schooling for all age groups including both the boys' and girls' grammar schools close by.

COVERED ENTRANCE CANOPY With outside light, UPVC double glazed front door with adjoining side screen leads to:

RECEPTION HALL Coved ceiling, wall mounted heating thermostat controls, wood effect laminate flooring, radiator with decorative radiator cover, understairs storage cupboard

GROUND FLOOR SHOWER ROOM A white suite comprising of WC, inset wash hand basin with tiled splashback and cabinet below, fully tiled shower cubicle with Triton shower controls, partly tiled walls, ceramic tiled floor, chrome heated towel rail, coved ceiling, window

LOUNGE/DINER 22' x 11' narrowing to 8' 5" (6.71m x 3.35m) Coved ceiling, two radiators, four wall light points, TV aerial connection, ornamental fireplace with living flame gas fire, window, patio doors lead to the rear garden. An archway opens to:

SEPARATE DINING ROOM 8' x 7' 9" (2.44m x 2.36m) Coved ceiling, engineered oak flooring, radiator, two wall light points, window overlooking the rear garden and access to an area of roof storage space

KITCHEN 11' x 10' 8" (3.35m x 3.25m) A range of white gloss units comprising of a single bowl sink unit with adjacent drainer and centre mixer tap, corian style worktop surfaces with a range of drawers and base storage cupboards below and eye level wall mounted units over, five ring gas hob, integrated electric oven and space and plumbing available for an automatic washing machine. To the opposite side of the kitchen is a matching range of worksurfaces with a range of cupboards below and eye level wall mounted units over, space suitable for a fridge/freezer, partly tiled walls, wood effect laminate flooring, window to front aspect, coved ceiling with inset downlighting and UPVC door to the side aspect

A STAIRCASE WITH HALF LANDING AND WINDOW LEADS TO:

FIRST FLOOR LANDING Coved ceiling, airing cupboard housing the modern combination boiler serving the heating and domestic hot water supply with slatted shelving. From the landing a loft hatch gives access to the roof space

BEDROOM 1 11' 7" plus wardrobes x 8' 6" (3.53m x 2.59m) Coved ceiling, radiator, window to rear aspect, running across the full width of the room is a range of floor to ceiling sliding door wardrobe units

BEDROOM 2 9' 9" x 9' 6" plus wardrobes (2.97m x 2.9m) Coved ceiling, light dimmer control switch, radiator, window to front aspect, running across the full width of the room is a range of floor to ceiling sliding door wardrobe units

BEDROOM 3 10' 3" x 7' 1" inc. wardrobes (3.12m x 2.16m) Radiator, coved ceiling, window to front aspect, telephone point, TV aerial point, built in floor to ceiling sliding door wardrobe unit

BATHROOM A white suite comprising of panel enclosed bath, pedestal wash hand basin and WC, large fully tiled shower cubicle with Mira shower with hand held shower attachment and rain shower head over, tiled recess with underlighting, coved smooth plastered ceiling with inset downlighting, extractor fan, fully tiled walls, ceramic tiled floor, chrome heated towel rail, window



OUTSIDE - FRONT To the front of the property a tarmac driveway leads to the ATTACHED GARAGE fitted with an up and over door, the garage has power and light available. To the side of the garage there is an open covered storage area and then the majority of the frontage has been arranged to hardstanding for numerous vehicles. A wrought iron gate to the right hand side of the property leads to a pathway which gives access to:

OUTSIDE - REAR Directly to the back of the house there is a substantial paved patio area with outside lighting and a power supply which then extends to an area of lawn and raised beds. The patio then leads to an area of raised deck and the **CABIN** which has UPVC double glazed windows, smooth plastered ceiling with inset downlighting, engineered wooden flooring, power and light and a door accesses a cloakroom with WC and a pedestal wash hand basin with hot and cold running water, there is smooth plastered ceiling with downlighting and a continuation of the flooring. From a patio steps lead down to a further area of paving with a personal door to the garage. The garden is fully enclosed by timber panelled fencing.

COUNCIL TAX BAND 'D' This information has been supplied by Bournemouth Christchurch & 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: 15363**

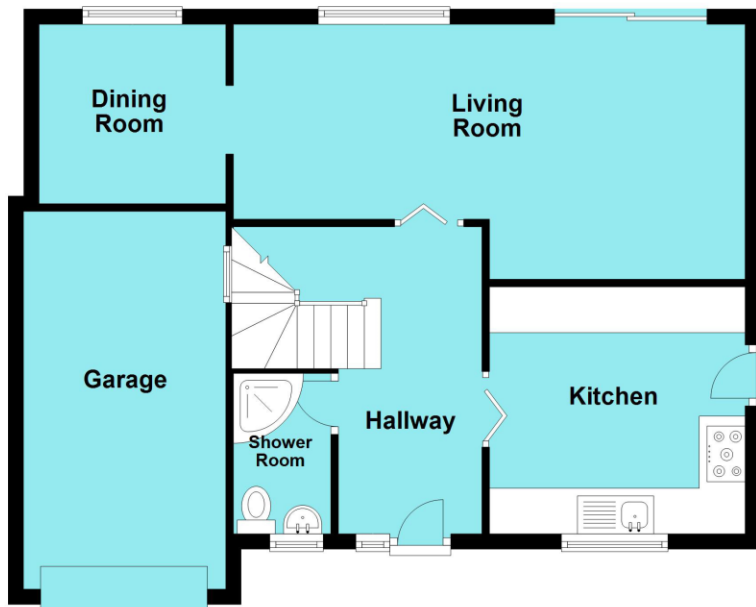


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



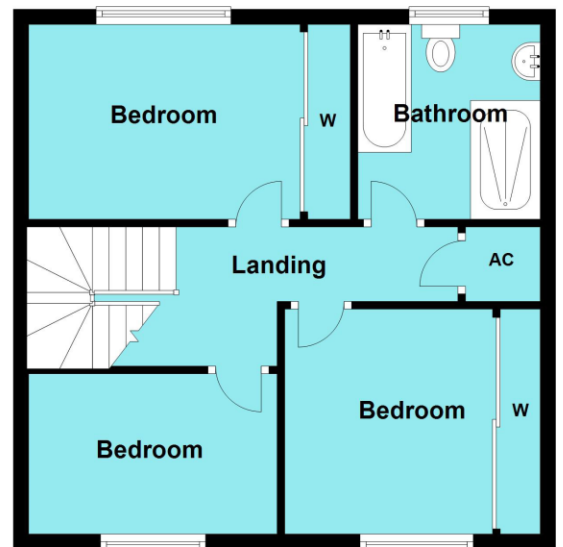
Ground Floor

Approx. 64.9 sq. metres (698.1 sq. feet)



First Floor

Approx. 45.0 sq. metres (484.1 sq. feet)



Total area: approx. 109.8 sq. metres (1182.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. 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
Plan produced using PlanUp.

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