

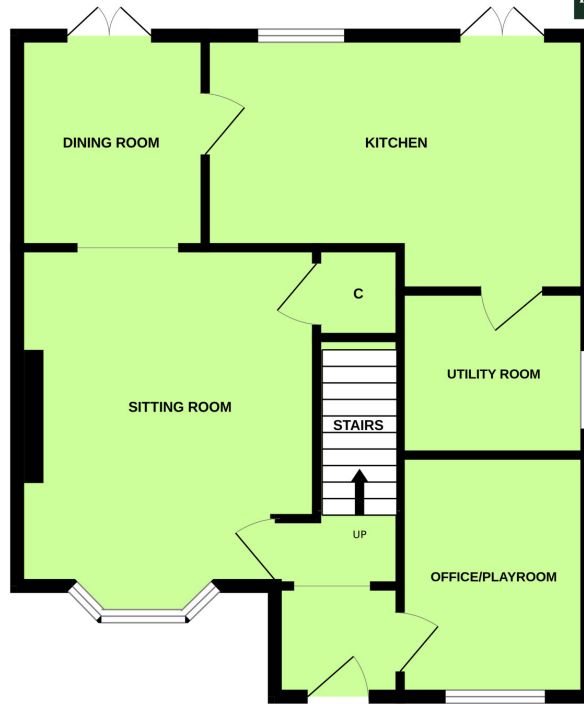
19 Bullfinch Close  
Creekmoor  
Poole BH17 7UP

Price **£465,000** Freehold



A FANTASTIC OPPORTUNITY TO ACQUIRE AN IMMACULATELY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME IN A QUIET AND SOUGHT AFTER CUL-DE-SAC LOCATION.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 HALLWAY**

**\* SITTING ROOM 14'3" x 12'6" (4.35m x 3.84m)**

**\* DINING ROOM 9' x 7'9" (2.74m x 2.4m)**

**\* KITCHEN 16' x 11'1" (4.87m x 3.38m)**

**\* UTILITY ROOM 5'9" x 7'6" (1.79m x 2.31m)**

**\* OFFICE/PLAYROOM 10' x 7'5" (3m x 2.28m)**

**\* STAIRS LEADING TO THE FIRST FLOOR LANDING**

**\* BEDROOM ONE 13'7" (MAXIMUM) x 8' (4.17m x 2.43m)**

**\* EN SUITE SHOWER ROOM 6' x 5'4" (1.82m x 1.64m)**

**\* BEDROOM TWO 14' x 8'8" (4.26m x 2.68m)**

**\* BEDROOM THREE 9'6" x 9'5" (2.92m x 2.89m)**

**\* BEDROOM FOUR 8'1" (MAXIMUM) x 6'8" (2.46m x 2.07m)**

**\* FAMILY BATHROOM 8'4" x 6'1" (2.56m x 1.85m)**

**\* FRONT AND REAR GARDENS**

**\* OFF ROAD PARKING**

**\* GAS FIRED CENTRAL HEATING WITH RADIATORS**

**\* DOUBLE GLAZED WINDOWS**







**ABOUT THIS PROPERTY**

Front door leads to the entrance hallway where there is a side aspect window. The sitting room is to the front of the property with understairs storage cupboard. There is an archway through to the dining room which has double opening doors to the rear garden. The modern fitted kitchen has a range of wall mounted and base storage cupboards, integrated double oven, five ring burner gas hob with extractor fan above, 'Butler' style sink with mixer tap, cupboard housing the gas fired central heating boiler, integrated dishwasher and fridge/freezer, part tiled walls, breakfast bar, double opening doors to the rear garden and feature spotlighting. The utility room has space and plumbing for washing machine and tumble dryer, sink unit with mixer tap, wall mounted cupboards, base storage cupboard and low level flush WC. The office/playroom is to the front of the property with feature spotlighting.

Stairs lead from the entrance hallway to the first floor landing where there is access to loft space. Bedroom one is to the front of the property and benefits an en suite shower room comprising shower cubicle with wall mounted dual showers, low level flush WC, pedestal wash hand basin with mixer tap, wall mounted heated towel rail, mirrored medicine cabinet, fully tiled walls and floor and obscured glazed window. Bedrooms two and four are also to the front of the property with bedroom four having a built in airing cupboard with slatted shelving. Bedroom three has a window to the rear aspect overlooking the garden. The modern family bathroom comprises low level flush WC, wash hand basin with mixer tap and vanity unit beneath, panel enclosed bath with central mixer tap and overhead dual showers and wall mounted heated towel rail.

The front of the property is mainly laid to tarmac providing off road parking. There is also a lawned area. The rear garden is mainly laid to lawn with paved patio and a raised decking area. There is a garden shed and access to the side of the property.





**DIRECTIONS:**

From The Broadway proceed to the Broadstone roundabout and take the first exit left along Broadstone Way. Take the first turning on the right into Beechbank Avenue, at the mini roundabout continue straight across and Bullfinch Close is the first turning on the right hand side.

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

**ENERGY EFFICIENCY RATING:** Band D

**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: R1857**