

74 Goldfinch Road
Creekmoor
Poole BH17 7TD

Price **£435,000** Freehold



AN EXTREMELY WELL PRESENTED THREE BEDROOM
DETACHED FAMILY HOME BENEFITTING A GARDEN
ROOM AND SET IN A VERY POPULAR RESIDENTIAL
LOCATION. VIEWING HIGHLY RECOMMENDED.



- * **ENTRANCE VESTIBULE 4'3" x 3'3" (1.31m x 1.01m)**
 - * **LOUNGE 17'2" x 10'9" (5.24m x 3.32m)**
- * **KITCHEN/BREAKFAST ROOM 16'9" x 7'8" (5.15m x 2.38m)**
 - * **GARDEN ROOM 12'4" x 9'3" (3.78m x 2.83m)**
- * **DOWNSTAIRS CLOAKROOM 4'1" x 2'8" (1.25m x 0.85m)**
 - * **STUDY AREA 7'3" x 7'3" (2.23m x 2.23m)**
 - * **STORE ROOM 8'5" x 7'5" (2.59m x 2.29m)**
 - * **STAIRS RISNG TO FIRST FLOOR**
- * **BEDROOM ONE 11'4" TO WARDROBE FRONTS x 11'3" (3.47m x 3.44m)**
 - * **EN SUITE SHOWER ROOM 5'8" x 4'2" (1.77m x 1.28m)**
 - * **BEDROOM TWO 11'3" x 8'7" (3.44m x 2.65m)**
 - * **BEDROOM THREE 9'9" x 7'9" (3.02m x 2.41m)**
 - * **FAMILY BATHROOM 7'8" x 5'1" (2.38m x 1.55m)**
 - * **GAS FIRED CENTRAL HEATING**
 - * **DOUBLE GLAZED**
 - * **FRONT AND REAR GARDENS**
 - * **OFF ROAD PARKING**







ABOUT THIS PROPERTY

Front door leads to the entrance vestibule which has a window and in turn leads to the lounge which has feature gas fire, surround and hearth and window to the front aspect. The modern fitted kitchen/breakfast room has a range of wall mounted and base storage cupboards and drawers, one and a half bowl single drainer sink unit with mixer tap, five ring burner induction hob with extractor fan above, breakfast bar, feature spotlights and integrated appliances to include dishwasher, double oven and fridge/freezer. The kitchen is open plan to the garden room which has dual aspect windows and double opening doors to the decking area. The downstairs cloakroom has low level flush WC, wall mounted wash hand basin with tiled splashback and fitted mirror. The previous single garage has now been converted to a study area and store room with a borrowed light window to the study area. A side door leads to a lean to which is lockable to the front and rear.

Stairs lead from the entrance hallway to the first floor landing. Bedroom one has window to rear aspect, built in mirror fronted wardrobes and fitted shelving. The en suite shower room has part tiled walls, tiled floor, low level flush WC, tiled shower cubicle with wall mounted shower, pedestal wash hand basin with mixer tap, wall mounted heated towel rail, window and extractor fan. Bedroom two has window to front aspect and built in wardrobe. Bedroom three also has window to front aspect and built in wardrobe. The family bathroom comprises low level flush WC, panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, wall mounted heated towel rail, part tiled walls, tiled floor, obscured glazed window and extractor fan.

Outside, the front garden is laid to lawn with tarmac driveway providing off road parking. The rear garden is also laid to lawn with shrub borders and a raised decking area all of which is bound by timber panel fencing. Outside tap.

(Agents note: The study area and store room were converted from the original single garage).





DIRECTIONS:

From Broadstone Centre proceed to the Clarendon Road roundabout, take the first exit into Broadstone Way and then take the first turning right into Beechbank Avenue. Continue all the way along Beechbank Avenue until Longmeadow Lane merges from the left. Once on Longmeadow Lane take the second turning left into Woodpecker Drive followed by the second left hand turning into Goldfinch Road.

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

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: R1880