

11 Creekmoor Lane
Creekmoor
Poole BH17 7BN

Price **£367,500** Freehold



A SUPERBLY PRESENTED TWO DOUBLE BEDROOM, TWO BATHROOM DETACHED BUNGALOW SITUATED IN A CONVENIENT LOCATION BENEFITTING FROM PRIVATE REAR GARDEN.



Total area: approx. 77.7 sq. metres (836.1 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.



- * ENTRANCE HALL 8'7" x 6'6" (2.65m x 2.01m)**

- * SITTING ROOM 16'3" x 11'6" (4.97m x 3.54m)**

- * KITCHEN/BREAKFAST ROOM 13' x 9'9" (3.96m x 3.02m)**

- * BEDROOM ONE 11'5" x 11'2" (3.51m x 3.41m)**

- * DRESSING ROOM 5'5" x 4'5" (1.68m x 1.37m)**

- * EN SUITE SHOWER ROOM 8'3" x 3'5" (2.53m x 1.07m)**

- * BEDROOM TWO 10'2" x 9'9" (3.11m x 3.02m)**

- * SHOWER ROOM 7'5" x 4'9" (2.29m x 1.49m)**

- * FRONT AND REAR GARDENS**

- * DRIVEWAY PARKING**

- * SINGLE GARAGE 17'7" x 10'9" (5.39m x 3.32m)**

- * UPVC DOUBLE GLAZED**

- * GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

The double glazed frosted front door gives access into the entrance hall which has loft access via a hatch. The light and airy sitting room has window to side aspect, double opening doors leading to the rear garden and TV point. The kitchen/breakfast room has window to front aspect, range of wall and floor mounted cupboards, work surfaces over, fully tiled flooring, nest of five drawers, one and a quarter single sink with integrated drainer and mixer tap, wall mounted 'Worcester' boiler and integrated appliances to include washing machine, fridge, freezer, oven, four ring gas hob and extractor fan over.

Bedroom one has window to rear aspect with pleasant views over the garden and benefits from a fitted dressing table with drawers either side. The dressing room has wardrobes with double opening doors in turn leading to the en suite shower room which has frosted window to side, part tiled walls, tiled flooring, towel ladder radiator, low level flush WC, pedestal wash hand basin with mixer tap and shower cubicle with shower. Bedroom two has window to front aspect and benefits from fitted wardrobe with sliding mirrored doors. The modern fitted family shower room has a sun tube, tiled flooring, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and walk in shower cubicle with shower.

To the front of the property is an area laid to lawn and a block paved driveway providing off road parking which in turn leads to the single garage which has electric roller up and over door, light and power. The secluded rear garden has a patio area providing seating in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence borders. Hardstanding for shed. Access along the side in turn leads to the front.





DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the first exit left along Broadstone Way. At the traffic lights turn right into Cabot Lane and at the T-Junction turn left into Creekmoor Lane.

COUNCIL TAX: Band C BCP Council (Poole)

ENERGY EFFICIENCY RATING: 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: R1883