

17 Redshank Close
Creekmoor
Poole BH17 7YD

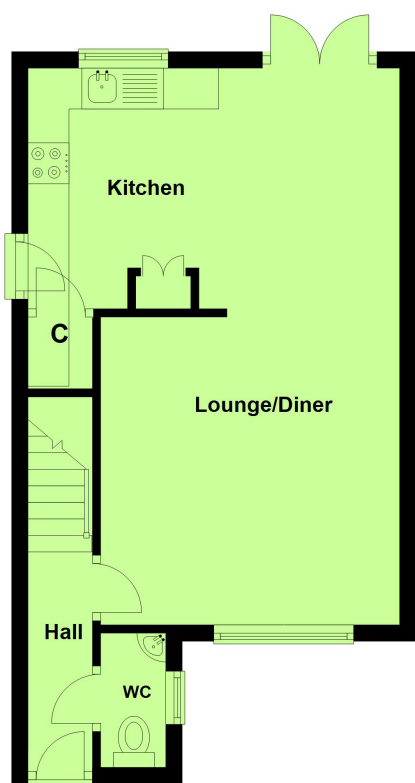
Price **£362,000** Freehold



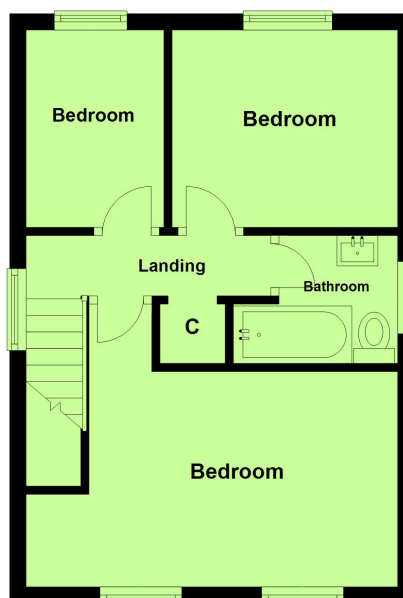
A SUPERBLY PRESENTED THREE BEDROOM LINK
DETACHED FAMILY HOME OFFERED TO THE OPEN
MARKET WITH NO FORWARD CHAIN. AN INTERNAL
VIEWING IS A MUST TO FULLY APPRECIATE.



Ground Floor



First Floor

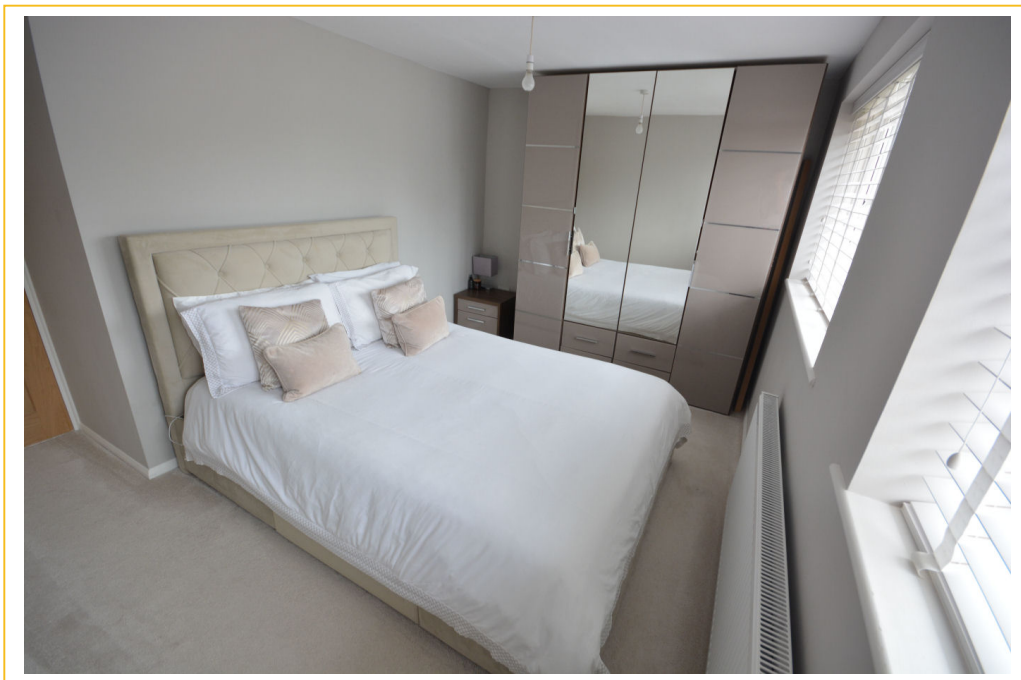


Total area: approx. 64.3 sq. metres (692.2 sq. feet)

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.

- * HALLWAY 8' 7" x 3' 5" (2.65m x 1.06m)**
- * CLOAKROOM 5' 1" x 2' 5" (1.55m x 0.76m)**
- * LOUNGE/DINER 12' 6" x 12' 1" (3.84m x 3.68m)**
- * KITCHEN 15' 6" x 9' 6" (4.75m x 2.92m)**
- * STAIRS RISING TO FIRST FLOOR**
- * BEDROOM ONE 15' 4" MAXIMUM x 11' 2" MAXIMUM (4.69m x 3.41m)**
- * BEDROOM TWO 8' 6" x 7' 9" (2.62m x 2.40m)**
- * BEDROOM THREE 7' 9" x 6' 9" (2.40m x 2.10m)**
- * FAMILY BATHROOM 7' 2" x 5' 1" (2.19m x 1.55m)**
- * OFF ROAD PARKING**
- * SINGLE GARAGE**
- * FRONT AND REAR GARDENS**
- * UPVC DOUBLE GLAZED**
- * GAS FIRED CENTRAL HEATING**









ABOUT THIS PROPERTY

The double glazed frosted front door gives access into the entrance hallway which has wood effect laminate flooring, stairs rising to first floor and access into the cloakroom which has window to side aspect, wood effect laminate flooring and space for wash hand basin and low level flush WC (Agents note: Currently being refurbished). The light and airy lounge/diner has window to front aspect and TV point with an archway leading through to the impressive kitchen which has window and double opening doors leading out to the rear, understairs storage cupboard, double glazed frosted door to side, wood effect laminate flooring, range of wall and floor mounted cupboards, roll top working surfaces over, single sink with drainer and mixer tap, part tiled walls, nest of three drawers and integrated appliances to include slimline dishwasher, fridge, freezer, oven, grill, four ring ceramic hob and extractor fan over.

The first floor landing has loft access via a hatch and storage cupboard. Bedroom one has two windows to front aspect and bedrooms two and three both have windows to rear aspect with pleasant views over the rear garden. The modern fitted family bathroom has frosted window to side, part tiled walls, towel ladder radiator, vanity unit with inset wash hand basin and mixer tap, low level flush WC and panel enclosed bath with mixer tap and shower over.

To the front of the property is a low maintenance garden being laid to shingle and a block paved driveway providing off road parking for a number of vehicles in turn leading to the single garage which has up and over door, space and plumbing for washing machine and personal door to rear. The secluded rear garden has a patio running adjacent providing ample seating leading to the remainder which is laid to decking and lawn, all of which are bound by timber fence borders. Access down the side via a timber gate in turn leads to the front.



DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the first exit along Broadstone Way. Take the first right hand turning into Beechbank Avenue and at the second mini roundabout turn left into Creekmoor Lane. Redshank Close is the first turning on the right hand side.

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

ENERGY EFFICIENCY RATING: 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: R1889