

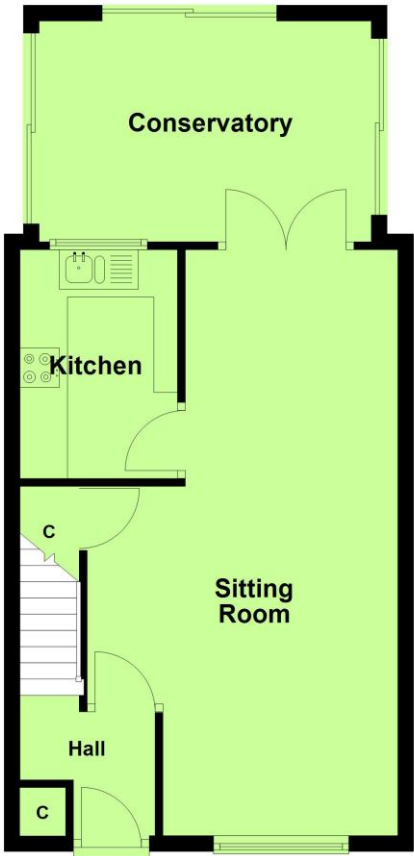
5 Primrose Gardens  
Creekmoor  
Poole BH17 7BF

Price **£400,000** Freehold

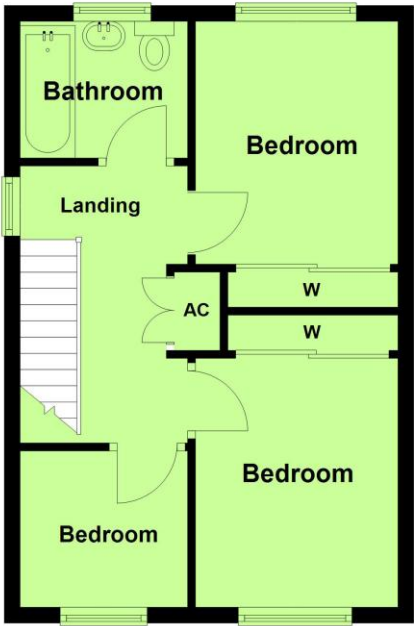


A BEAUTIFULLY PRESENTED THREE BEDROOM  
LINK DETACHED FAMILY HOME, BENEFITTING  
FROM CONSERVATORY AND SIZEABLE REAR  
GARDEN, SITUATED IN A POPULAR LOCATION.

Ground Floor



First Floor



Total area: approx. 83.4 sq. metres (897.6 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 and 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**

**\* LOUNGE/DINING ROOM 24'7" (MAXIMUM) x 12'8" (MAXIMUM)  
(7.52m x 3.9m)**

**\* KITCHEN 9'8" x 6'9" (2.98m x 2.1m)**

**\* CONSERVATORY 14' x 9'5" (4.26m x 2.89m)**

**\* STAIRS RISING TO FIRST FLOOR LANDING**

**\* BEDROOM ONE 10'5" TO WARDROBE FRONTS x 8'8" (3.2m x 2.68m)**

**\* BEDROOM TWO 10'4" TO WARDROBE FRONTS x 8'8" (3.16m x 2.68m)**

**\* BEDROOM THREE 7' x 6'9" (2.13m x 2.1m)**

**\* FAMILY BATHROOM 6'9" x 5'5" (2.1m x 1.67m)**

**\* SINGLE GARAGE**

**\* DRIVEWAY PARKING**

**\* REAR GARDEN**

**\* GAS FIRED CENTRAL HEATING**

**\* DOUBLE GLAZED**











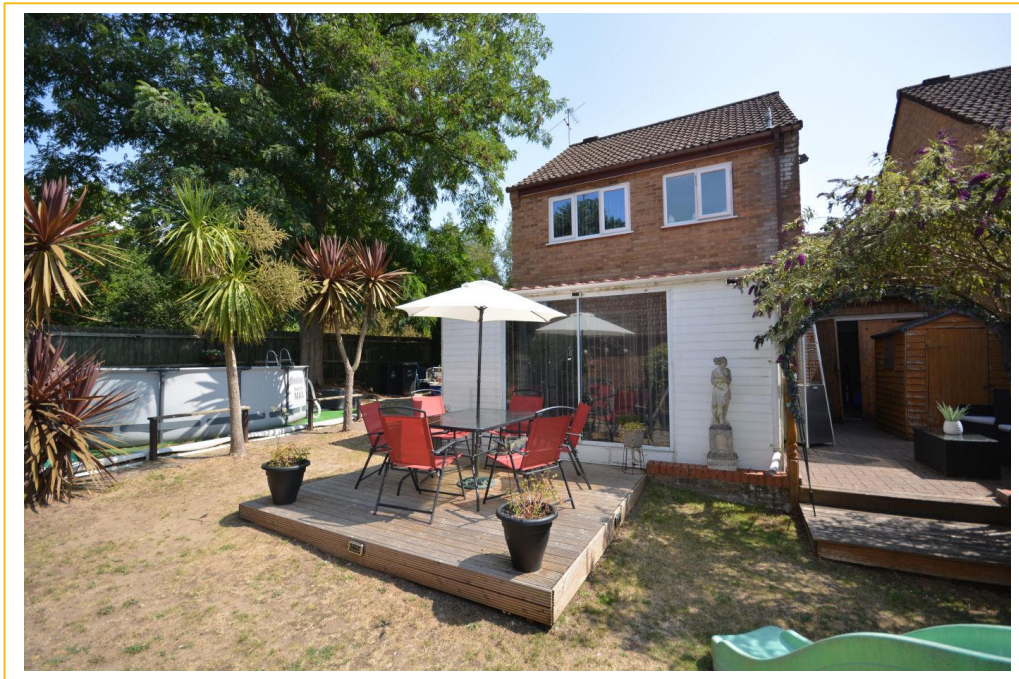
**ABOUT THIS PROPERTY**

The front door leads into the entrance hallway with built in cupboard. The spacious lounge/dining room has built in cupboard, window to the front aspect and double opening glazed doors to the conservatory with triple aspect windows and sliding doors. The modern fitted kitchen has a range of wall mounted and base storage cupboards and drawers, four ring burner electric induction hob with extractor fan above, space and plumbing for washing machine and dishwasher, one and a half bowl single drainer sink unit with mixer tap, part tiled walls, integrated double oven and fitted wine rack, tiled floor and borrowed light window to the conservatory.

Stairs lead from the entrance hall to the first floor landing where there is a built in airing cupboard and access to loft space. Bedroom one is to the rear of the property with mirror fronted built in wardrobes. Bedrooms two and three are to the front of the property with bedroom two having a built in mirror fronted wardrobe. The family bathroom has a white suite comprising panel enclosed bath with mixer tap, wall mounted shower, wash hand basin with mixer tap and vanity unit beneath, low level flush WC and fully tiled walls.

To the front of the property, there is a block paved driveway providing off road parking in turn leading to the single garage with up and over door. The rear garden is predominantly laid to lawn with shrub and herbaceous borders, block paved patio and raised decking areas. Double timber doors give access to the rear of the garage.



**DIRECTIONS:**

From The Broadway proceed to the Broadstone roundabout and take the first exit along Broadstone Way. Take the first turning on the right into Beechbank Avenue and at the mini roundabout continue straight across. At the next roundabout turn left into Creekmoor Lane and Primrose Gardens is the second turning on the left hand side.

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

**ENERGY EFFICIENCY RATING:** To be confirmed

**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: R2023**