

4 Swift Close
Creekmoor
Poole BH17 7UZ

Offers in Excess of **£270,000** Freehold



AN EXTREMELY WELL PRESENTED TWO
BEDROOM TERRACED FAMILY HOME SET
IN A CUL-DE-SAC LOCATION, BENEFITTING
FROM GARAGE IN A BLOCK AND ALLOCATED
PARKING SPACE. VENDOR SUITED.

Ground Floor



First Floor



Total area: approx. 60.5 sq. metres (651.7 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 VESTIBULE**

*** KITCHEN 7'8" x 7'6" (2.37m x 2.31m)**

*** LOUNGE/DINING ROOM 17'2" x 11'6" (5.24m x 3.53m)**

*** CONSERVATORY 9'6" x 9'1" (2.92m x 2.77m)**

*** FIRST FLOOR LANDING**

*** BEDROOM ONE 12'7" x 8'7" (3.87m x 2.65m)**

*** BEDROOM TWO 11'7" x 6'6" (3.56m x 2.01m)**

*** SHOWER ROOM 8'3" x 4'8" (2.52m x 1.46m)**

*** FRONT AND REAR GARDENS**

*** GARAGE IN A BLOCK**

*** ALLOCATED PARKING SPACE**

*** DOUBLE GLAZED WINDOWS**

*** GAS FIRED CENTRAL HEATING WITH RADIATORS**







ABOUT THIS PROPERTY

Front door to the entrance vestibule which is open plan to the modern fitted kitchen with a range of wall mounted and base storage cupboards and drawers, roll top work surfaces, integrated oven, four ring burner gas hob with extractor fan above, one and a half bowl single drainer stainless steel sink unit with mixer tap, wall mounted 'Glow-worm' gas fired central heating boiler, part tiled walls, space and plumbing for washing machine and space for upright fridge/freezer. There is a glazed door to the lounge/dining room which in turn gives access to the conservatory via a sliding door with double opening doors to the rear garden.

Stairs lead from the lounge/dining room to the first floor landing where there is access to loft space. Bedroom one is to the rear of the property with built in cupboard and built in wardrobe. Bedroom two is to the front of the property. The family shower room is also to the front of the property with low level flush WC, wash hand basin with mixer tap and vanity unit beneath, tiled shower cubicle with wall mounted shower, further fitted cupboards and shelving and wall mounted heated towel rail.

The front garden is mainly laid to lawn with pathway to the front door. There is an allocated parking space and garage in a block. The sizeable rear garden has two patio areas, outdoor food preparation area, shrub and herbaceous borders and timber gate to the rear.





DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the first turning left into Broadstone Way. Take the first turning right into Beechbank Avenue and follow the road round into Longmeadow Lane. Take the second turning on the left into Woodpecker Drive and then take the third turning on the right into Northmead Drive. Swift Close is the first turning on the left hand side.

COUNCIL TAX: Band B BCP Council (Poole)

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: R2069