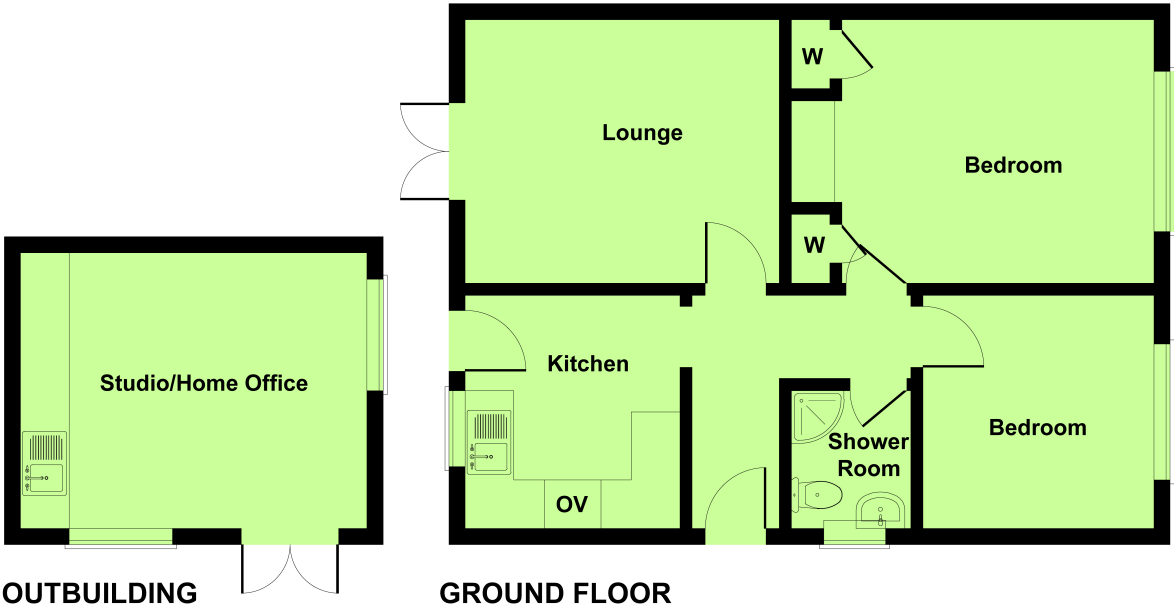


63 Creekmoor Lane
Creekmoor BH17 7BW

Price **£359,950** Freehold



A SUPERBLY PRESENTED TWO DOUBLE BEDROOM
DETACHED BUNGALOW, SITUATED IN A POPULAR
RESIDENTIAL LOCATION, BENEFITTING FROM A
SIZEABLE REAR GARDEN AND STUDIO/HOME OFFICE.



OUTBUILDING

GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



* **ENTRANCE HALLWAY 10'6" MAXIMUM X 8'8" MAXIMUM
(3.23m x 2.68m)**

* **LOUNGE 13'6" X 11'1" (4.14m x 3.38m)**

* **KITCHEN 9'8" X 9'6" (2.98m x 2.92m)**

* **BEDROOM ONE 13'3" X 11' (4.05m x 3.35m)**

* **BEDROOM TWO 9'7" X 9'6" (2.95m x 2.92m)**

* **SHOWER ROOM 5'8" X 4'9" (1.76m x 1.49m)**

* **HOME OFFICE/STUDIO 14'3" X 11'4" (4.35m x 3.47m)**

* **DRIVEWAY PARKING**

* **SIZEABLE REAR GARDEN**

* **UPVC DOUBLE GLAZED**

* **GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

At the side of the property a UPVC double glazed frosted door gives access into the entrance hallway which has wood effect flooring and loft access via a hatch. The light and airy lounge has TV point and double opening doors leading out to the rear garden. The kitchen has stable door and window to rear, range of wall and floor mounted cupboards, roll top working surfaces, part tiled walls, one and a quarter single sink with drainer and mixer tap, cupboard housing boiler and space for tall fridge/freezer, washing machine and oven.

Bedroom one has window to front aspect and benefits from two useful storage cupboards. Bedroom two has window to front aspect with wood effect flooring. The shower room has frosted window to side aspect, part tiled walls, towel ladder radiator, low level flush WC, wash hand basin with mixer tap and shower cubicle with shower.

To the front of the property is a driveway being laid to shingle providing off road parking for a number of vehicles with timber fence borders. One of the main features to this delightful property is the sizeable rear garden which has a large patio running adjacent in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence and mature shrub borders. Hard stand for greenhouse. The studio/home office is accessed via double opening timber doors and has windows to front and side aspect, air condition unit, wood effect laminate flooring, a number of power points, single sink with mixer tap and space for tumble dryer.





DIRECTIONS:

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

COUNCIL TAX: Band C BCP Council (Poole)

ENERGY EFFICIENCY RATING: Band 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: R2072