



11 Woodpecker Drive, Creekmoor, Poole, Dorset, BH17 7SB

Asking Price **£469,950**

- Four Bedrooms
- Integral Garage
- Modern Kitchen/Dining Room
- South Facing Garden
- Ownership of Solar Panels
- Detached Family Home
- Beautifully Presented
- Utility Room
- Downstairs Toilet
- No Forward Chain!

11 Woodpecker Drive, Poole BH17 7SB

A beautifully presented, homely & spacious family home with four bedrooms, en-suite shower, garage, driveway and south facing rear garden. Situated in a sought after road in Creekmoor and offered for sale with no forward chain!



Council Tax Band: E



Woodpecker Drive

Thoroughly modernised and meticulously maintained by the current owner, the accommodation briefly comprises; four bedrooms with en-suite to bedroom one, lounge, stunning modern kitchen with quartz work surfaces and bi-fold doors to the rear garden, complementing utility room, family bathroom and downstairs toilet.

Further benefits include gas central heating, UPVC double glazing, ownership of solar panels with transferrable feed in tariff generating annual income, integral garage, driveway, composite decking area, large garden shed/workshop with power and lights, southerly facing rear garden and recently replaced soffits & fascias to name only a few.

Situated close to local amenities, bus routes and Upton Country Park, this property is sure to attract high volumes of interest and internal viewings come highly recommended to avoid disappointment. The property is offered for sale with no forward chain.

Lounge

16'10" x 13'1" (5.13m x 3.99m)

Kitchen/Dining Room

18'8" x 9'9" (5.69m x 2.97m)

Utility Room

9'9" x 5'7" (2.97m x 1.70m)

Bedroom One

13'1" x 9'11" (3.99m x 3.02m)

En-Suite

Bedroom Two

9'6" x 9'6" (2.90m x 2.90m)

Bedroom Three

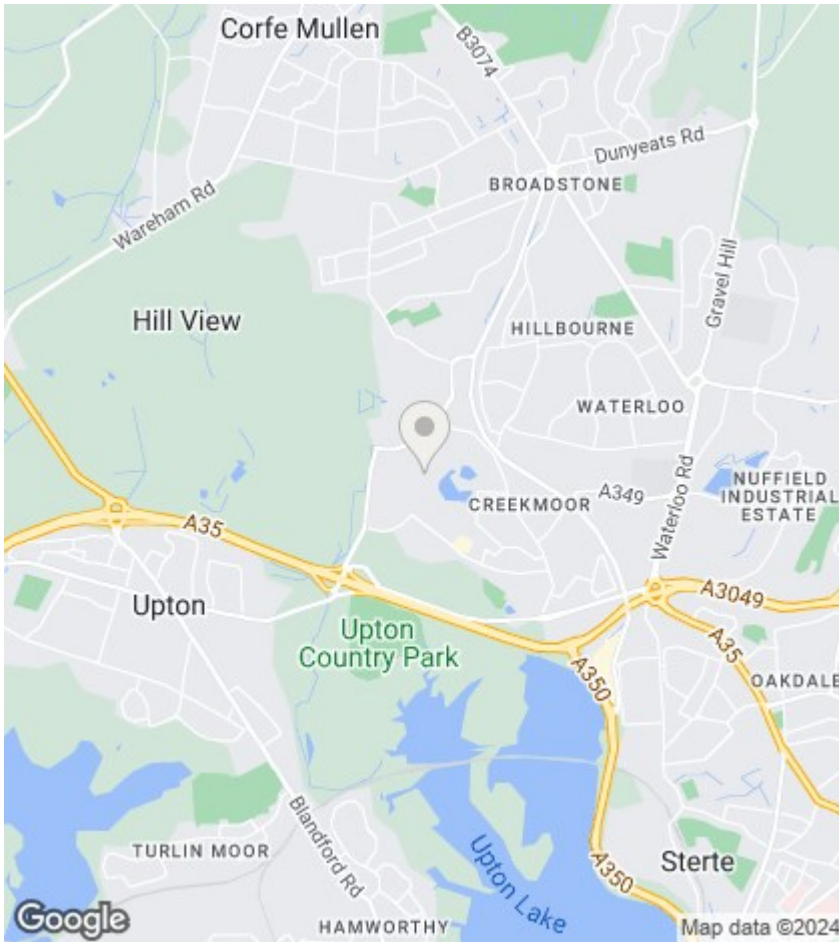
8'10" x 7'10" max (2.69m x 2.39m max)

Bedroom Four

7'5" x 7'3" (2.26m x 2.21m)

Family Bathroom

Integral Garage



Directions

Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

