



34 Meadowsweet Road, Creekmoor, Poole, BH17 7XT

£375,000

- Detached House
- Open Plan Living
- Good Sized Garden
- Close to Country Park
- UPVC Double Glazing & GCH
- Three Bedrooms
- Driveway & Garage
- Cul-de-Sac Location
- Stylish Kitchen
- Vendor Suited!

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VENDOR SUITED! A good sized, detached house situated within a tree lined cul-de-sac. Positioned just a short walk from the 'Castleman Trailway', both Upton Country Park & Broadstone are within easy reach.



Council Tax Band: D



Meadowsweet Road

The property comprises three double bedrooms, open plan living/dining room, recently replaced kitchen and family bathroom.

Further benefits include a sizeable rear garden, integral garage, driveway, gas central heating and UPVC double glazing. The location of this property makes it ideal for those who enjoy having open outside space within easy reach without having to get in the car - a short walk along the Castleman Trailway takes you straight to Upton Country Park.

To arrange a viewing, or for more information, please call our Upton Branch at your earliest convenience!

Living Room

16'08" x 14'09" (5.08m x 4.50m)

Dining Area

8'08" x 7'10" (2.64m x 2.39m)

Kitchen

10'04" x 7'10" (3.15m x 2.39m)

Bedroom One

13'05" x 10'04" (4.09m x 3.15m)

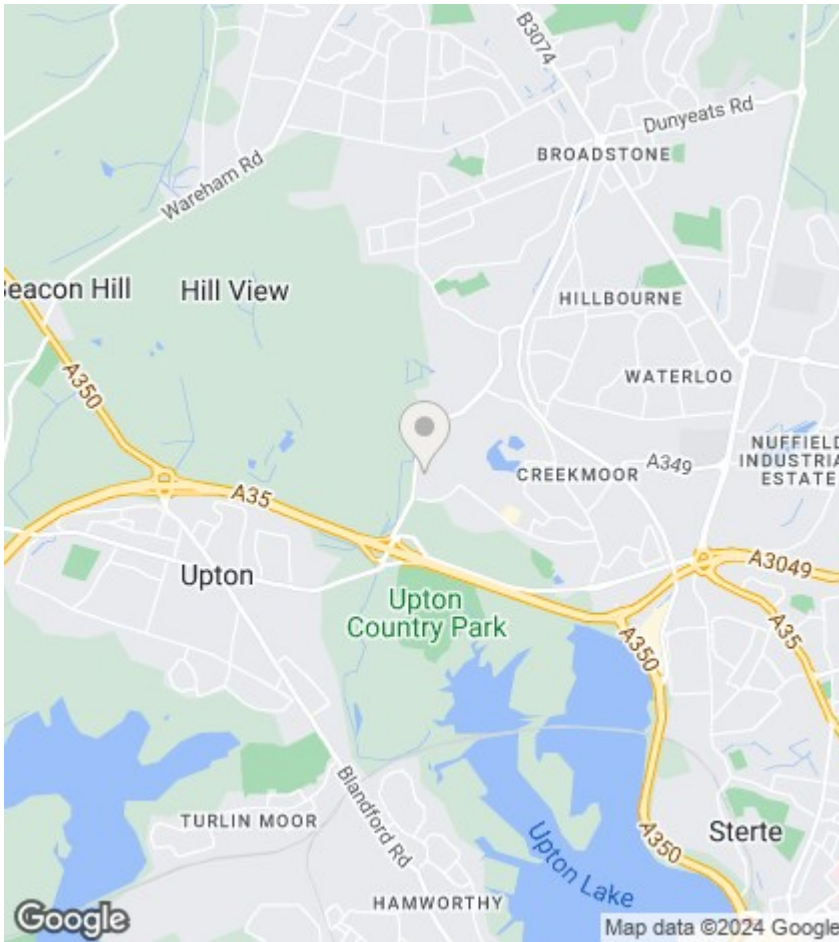
Bedroom Two

10'04" x 9'02" (3.15m x 2.79m)

Bedroom Three

8'08" x 8'00" (2.64m x 2.44m)

Bathroom



Directions

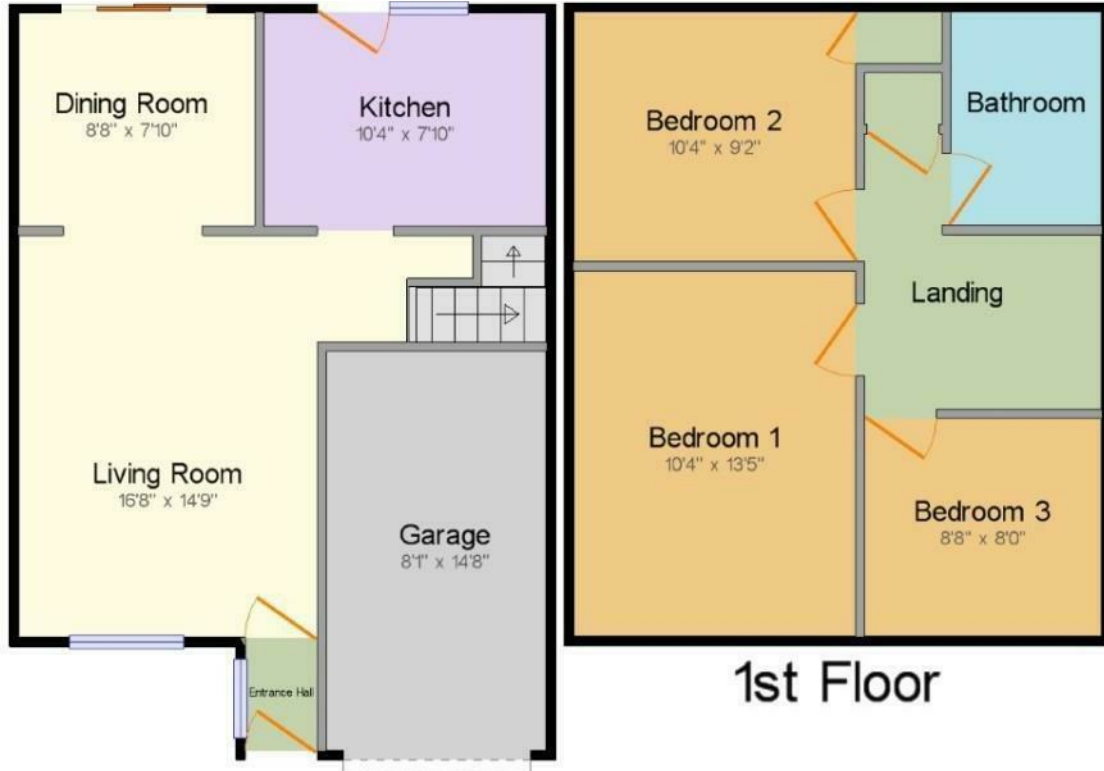
Viewings

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			85
(69-80) C		69	
(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	



Total approx floor area: 946.5 ft² (87.9 m²)
 Ground Floor: 497.5 ft² (46.2 m²)
 1st Floor: 449.0 ft² (41.7 m²)

Ground Floor