



## 89 Blackbird Close, Creekmoor, Poole BH17 7YB

Situated at the head of a residential cul-de-sac is this well presented four bedroom detached home benefitting from a generous rear garden.

**EPC: 54 Council Tax Band: D Price: £425,000 Freehold**

 **4**  **2**  **2**









## Key Features

- TWO RECEPTION ROOMS
- CONSERVATORY
- GROUND FLOOR BEDROOM 4 WITH EN-SUITE SHOWER ROOM
- GROUND FLOOR CLOAKROOM
- CONSERVATORY
- UPVC DOUBLE GLAZING
- GOOD SIZE PRIVATE REAR GARDEN
- GAS FIRED CENTRAL HEATING
- CLOSE TO EXCELLENT WALKING
- OWNERS SUITED

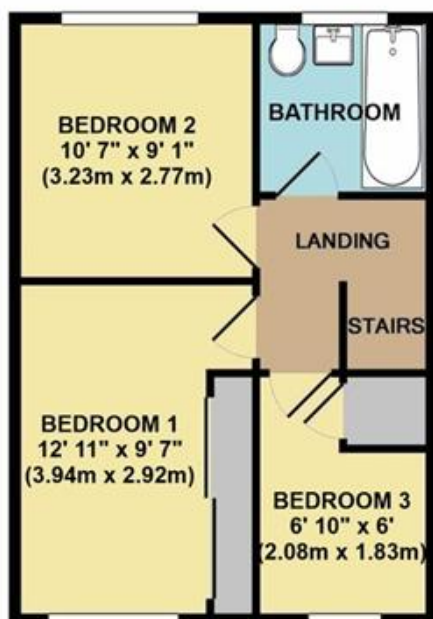
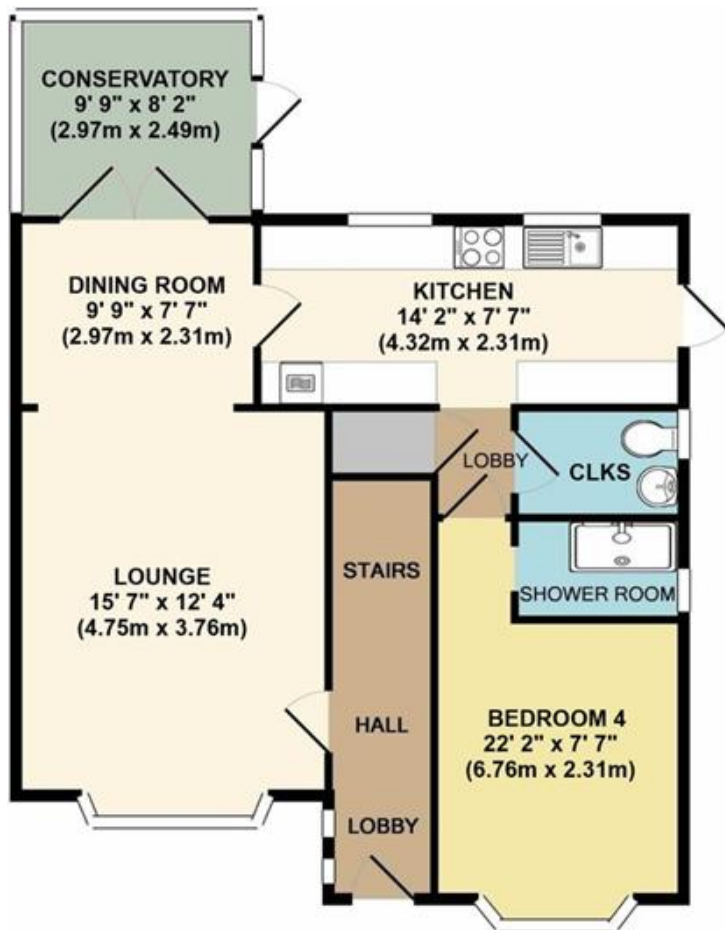
## The Property

Situated in a popular residential close is this detached family home. The property is within close proximity to numerous local amenities and excellent walking around Creekmoor Ponds, Upton Country Heath and Upton Country Park.

The accommodation comprises of a reception hall, lounge leading to a dining room and then a conservatory overlooking the rear garden. There is a good size kitchen and an inner hallway with a cloakroom leading to the ground

floor fourth bedroom with en-suite shower room. To the first floor there are three bedrooms and an attractively fitted bathroom. To the front of the house there is off road parking and the rear garden is of a good size and has been arranged with a brick paved patio and raised deck extending to a generous area of lawn. To both sides of the house there is a generous width of garden and to one side there are two storage sheds. The garden is fully enclosed by panelled fencing and enjoys a high degree of privacy.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epcau.com		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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