



## 5 Woodpecker Drive, Creekmoor, Poole BH17 7SB

An immaculately presented spacious four bedroom family home found on this ever sought after development, within easy reach of local shops and amenities. Vendor suited. Early viewing recommended.

**EPC: 69 Council Tax Band: E Price: £469,950 Freehold**

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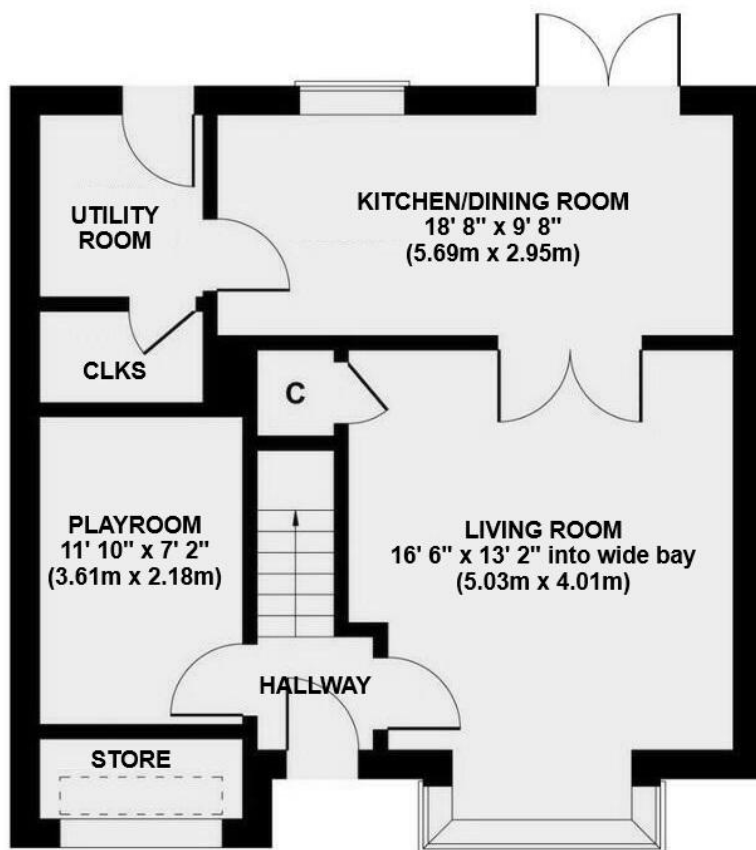
## Key Features

- FOUR BEDROOMS
- EXCELLENT LIVING ROOM
- KITCHEN/DINING ROOM
- UTILITY ROOM
- MASTER EN-SUITE
- PLAYROOM
- LANDSCAPED WEST FACING GARDEN
- DOUBLE GLAZED WINDOWS
- CLOSE TO LAKE WALKS
- MUST BE VIEWED

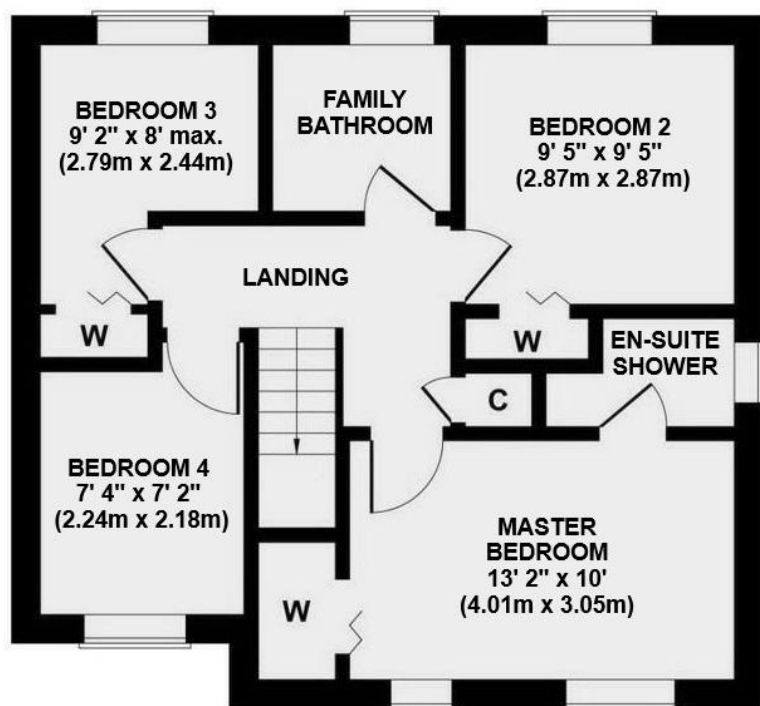
## The Property

Upon entering this beautifully presented family home, an entrance hall provides access to the excellent living room with a great feeling of space and a wide bay window overlooking the front garden. Glazed double doors continue to the spacious, well fitted kitchen/dining room with peninsular bar and a range of integrated appliances. A window overlooks the landscaped rear garden, whilst from the dining area, double glazed French doors lead out to the patio/entertaining area. There is also a useful utility room with second sink and wall mounted Worcester gas boiler. There is also a downstairs cloakroom. The first floor landing has an access hatch to the loft space and also serves all four bedrooms. The

master bedroom is a spacious double with built in double wardrobe, together with en-suite shower room. Two further double bedrooms have built in wardrobes, whilst there is a useful fourth bedroom. There is a half tiled family bathroom. The front garden is landscaped for ease of maintenance and has a double width driveway, together with a small area of the remaining integral garage which is suitable for cycle storage. The excellent west facing rear garden has been fully landscaped to provide a good size level lawned area bordered by raised borders within sleepers. There is a full width patio/entertaining area, together with outside tap and outside electric supply.



**GROUND FLOOR**



**FIRST FLOOR**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		83
	69	
EU Directive 2002/91/EC		
England & Wales		
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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