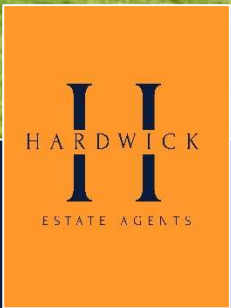




90 Petersham Road, Creekmoor, Poole, BH17 7DW



This well presented semi-detached property offers surprisingly spacious accommodation with 3/4 bedrooms, 2 shower rooms, 2/3 reception rooms and a large garage/workshop.

- Large living room
- Separate sitting room, study and conservatory
- 38ft garage/workshop
- 3 bedrooms
- 2 shower rooms
- Carport and ample driveway parking
- Double glazed
- Secluded garden with shed and summer house
- Close to amenities and Creekmoor Ponds
- Sellers suited, end of chain

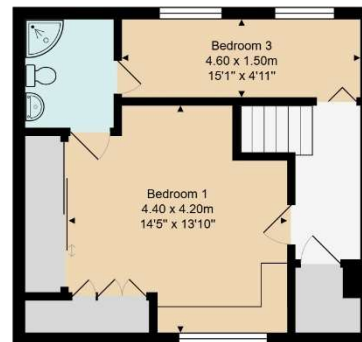
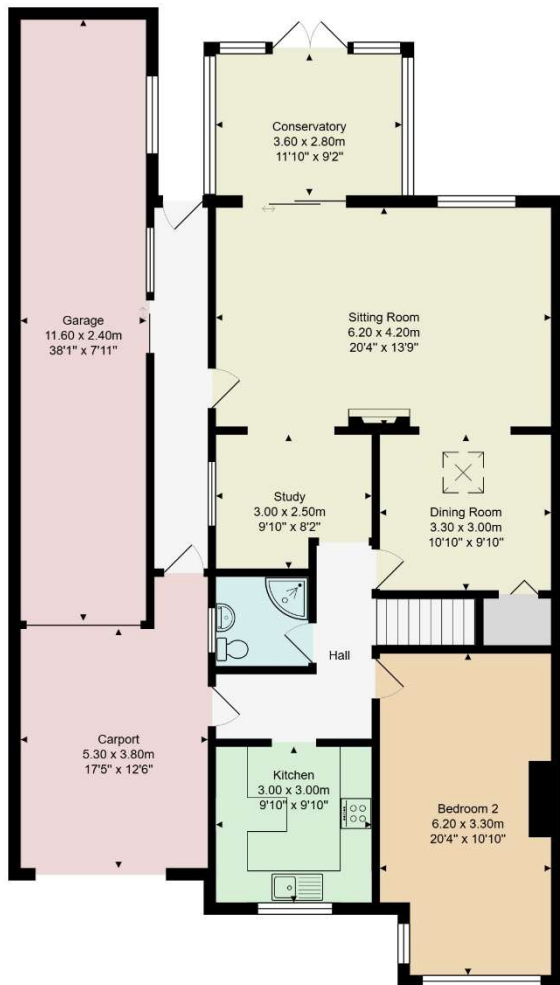
ASKING PRICE:

£390,000 (Freehold)

EPC RATING:

Band - D





All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

LOCATION

Creekmoor is a popular residential suburb of Poole lying close to Poole Harbour and Upton Heath Nature Reserve. The property lies close to a range of shops, amenities, bus routes and Creekmoor Ponds which are popular with local dog walkers.

THE PROPERTY

This semi-detached chalet style home offers both spacious and versatile accommodation with the choice of a ground floor or first floor main bedrooms. The extended accommodation offers great flexibility and is well presented throughout. The large tandem garage is perfect for those wanting a home workshop, office or gym.

The accommodation briefly comprises; an entrance hall with stairs rising to the first floor. Across the rear of the property is a large sitting room overlooking the garden with a feature fireplace. Archways connect to the separate dining room and study. The conservatory overlooks the rear garden with double doors giving access.

The kitchen offers a good range of base and eye level units together with a breakfast bar with quartz over lay worktops. Fitted appliances include a fridge/freezer, dishwasher, eye level electric double oven and electric hob.

Furthermore, on the ground floor is a particularly spacious double bedroom and a shower room with a recently updated three piece suite.

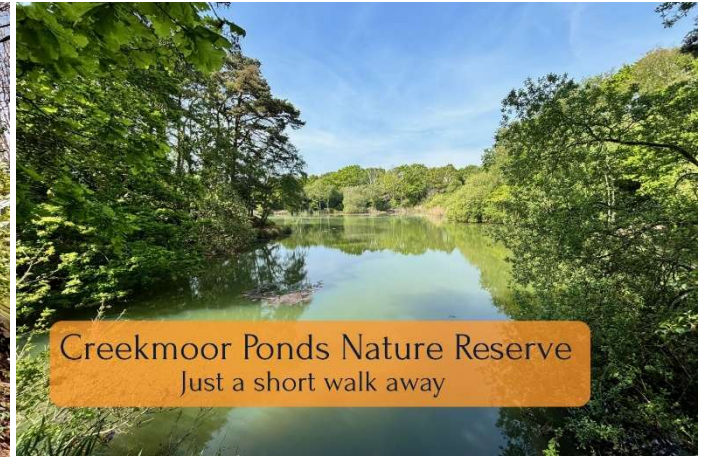
Upstairs there are two further bedrooms, the main bedroom offers an excellent range of fitted bedroom furniture and wardrobes. These two bedrooms share a 'Jack and Jill' en suite shower room.

Outside there is driveway parking for several vehicles plus the covered carport. There is a large tandem length garage/workshop with power and light and a covered walkway connects to the property.

The front garden is laid to lawn with planted borders. The rear garden has been landscaped with a further area of lawn, planted borders and a raised patio with a timber shed and summerhouse.

ADDITIONAL INFORMATION

Council tax – D



Creekmoor Ponds Nature Reserve
Just a short walk away



Upton House Country Park
Less than 1.5 miles away

Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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