



43 Sandpiper Close, Creekmoor, Poole, BH17 7YE

**H**  
HARDWICK  
**H**  
ESTATE AGENTS



A well presented 3 bedroom detached house with a modern open plan kitchen/dining room, garage, and westerly facing garden offered with no forward chain.

- 3 bedrooms
- Sitting room
- Open plan kitchen/dining space
- Ground floor wc
- Modern kitchen with fitted appliances
- Garage and gated driveway
- Secluded, westerly facing garden
- Cul-de-sac location
- Gas fired central heating
- Close to the Castleman Trailway
- No chain

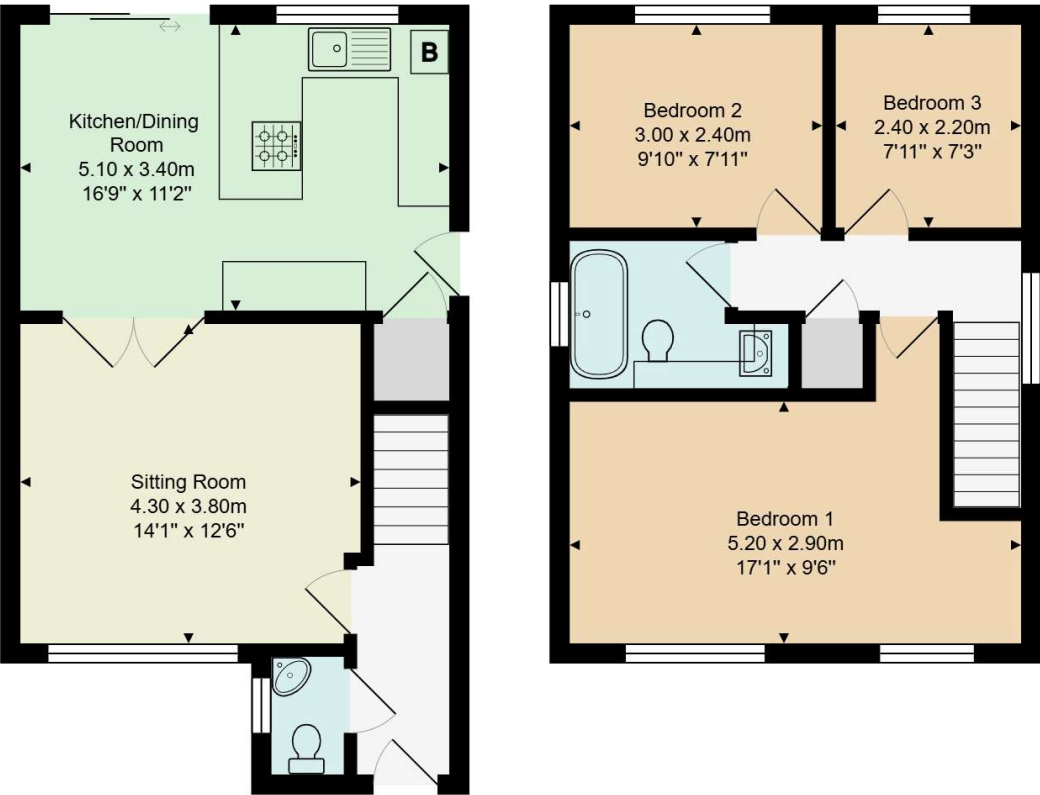
**ASKING PRICE:**

£365,000 (Freehold)

**EPC RATING:**

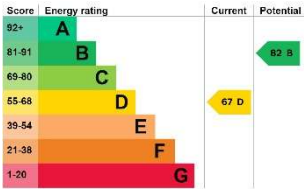
Band - D





Total Area: 79.0 m<sup>2</sup> ... 851 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



## LOCATION

The property is located at the end of a quiet cul-de-sac in the popular residential area of Creekmoor. There are a number of shops and amenities in Creekmoor together with easy access to Upton Heath Nature Reserve, the Castleman Trailway and Upton House Country Park. It lies between the larger towns of Poole and Broadstone.

## THE PROPERTY

The property is a well presented and maintained detached house with driveway parking for several vehicles and a detached garage situated behind the property. In recent years the property has had a replacement kitchen with a range of fitted appliances. The property is now offered for sale vacant, with no forward chain.

The accommodation briefly comprises; an entrance hall with stairs rising to the first floor. The cloakroom has a WC and wash basin. The sitting room has a window to the front aspect and double doors lead to the kitchen/dining room.

From the kitchen sliding patio doors give access to the rear garden and there is a further side door. The modern kitchen offers a range of base and eye level units and a breakfast bar. Fitted appliances include a gas hob, oven and microwave plus a washing machine fridge freezer and dishwasher all with matching fascia units.

Upstairs on the 1st floor landing is a fitted storage cupboard. There are three bedrooms.

The bathroom has fully tiled walls and comprises a three piece suite including bath with shower over WC and wash basin.

Outside, to the front is a small shingle garden with planted borders. There is driveway parking, double timber gates lead to further parking behind the property and the garage (4.8m x 2.5m) which has power and light points.

Along the rear of the property is a timber deck terrace and the remainder of garden is primarily laid to lawn bound by mature planted borders giving a good degree of seclusion.

## ADDITIONAL INFORMATION

Council tax – D





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 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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