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EST. 1985

**55 Petersham Road, Creekmoor, Poole, BH17 7DW**

Guide Price **£350,000**





## 55 Petersham Road

Creekmoor, Poole

This charming and well-maintained home offers spacious and versatile accommodation throughout, making it ideal for growing families or those looking to enjoy a peaceful lifestyle with convenient amenities close at hand.

Upon entering the property, you are welcomed by a light and inviting entrance hallway that leads to a bright and airy lounge. The lounge enjoys plenty of natural light and features sliding patio doors that open directly into a large conservatory, an ideal space for relaxing or entertaining while enjoying views of the garden. Adjacent to the lounge is a separate dining room, providing the perfect setting for family meals or more formal occasions. The well-equipped kitchen offers a range of fitted units, ample worktop space, and room for appliances, with scope for modernisation to suit personal tastes.

Upstairs, the property continues to impress with three generously proportioned bedrooms, each offering good natural light and pleasant outlooks. These are served by a contemporary family bathroom, fitted with a modern suite including a bath with a shower over, a wash basin, and a WC.





Upstairs, the property continues to impress with three generously proportioned bedrooms, each offering good natural light and pleasant outlooks. These are served by a contemporary family bathroom, fitted with a modern suite including a bath with a shower over, a wash basin, and a WC. Additional features include gas-fired central heating and double glazing throughout, ensuring comfort and energy efficiency all year round.

Externally, the home boasts a superb rear garden, a private and enclosed space predominantly laid to lawn with mature borders, ideal for children to play, summer barbecues, or simply relaxing in the sun. A gated side access leads to the front of the property where you'll find a generous driveway offering off-road parking for multiple vehicles, as well as a detached garage that provides additional parking or useful storage.

Located in a quiet residential area, this property enjoys a wonderful sense of community and is within easy reach of local schools, shops, and bus routes. The nearby nature reserve offers endless outdoor enjoyment, while Poole town centre and its stunning harbour are just a short drive away.

This delightful home truly offers the best of both worlds, a peaceful setting with every convenience close at hand.





Creekmoor is a leafy, family-oriented suburb and electoral ward on the eastern edge of Poole in Dorset. Blending suburban comfort with green expanses, it offers a peaceful lifestyle within easy reach of Poole and Bournemouth.

The area has a 5.6-hectare lake formed from former sand pits, now a nature reserve featuring two ponds, woodland, scrub, grassland, and remnant heath. It's popular for walking, dog-walking (with seasonal leash restrictions), angling, and wildlife spotting. Look out for great crested grebes, fire crests, dragonflies, and various waterfowl.

There is also the Castleman Trailway (Creekmoor to Merley), a scenic trail perfect for cycling, jogging, or wildlife watching, with opportunities to see bats and tawny owls.

The area borders Upton Heath and Upton Country Park, offering woodland trails and panoramic views, especially over Poole Harbour.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

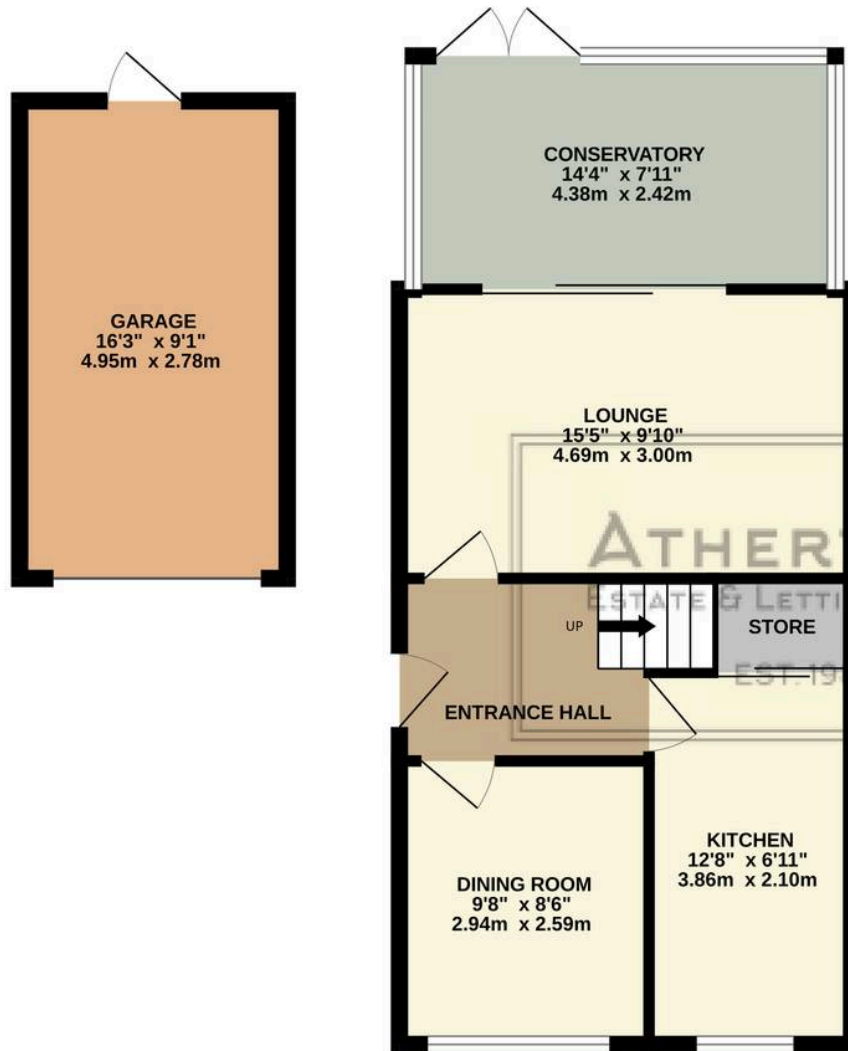




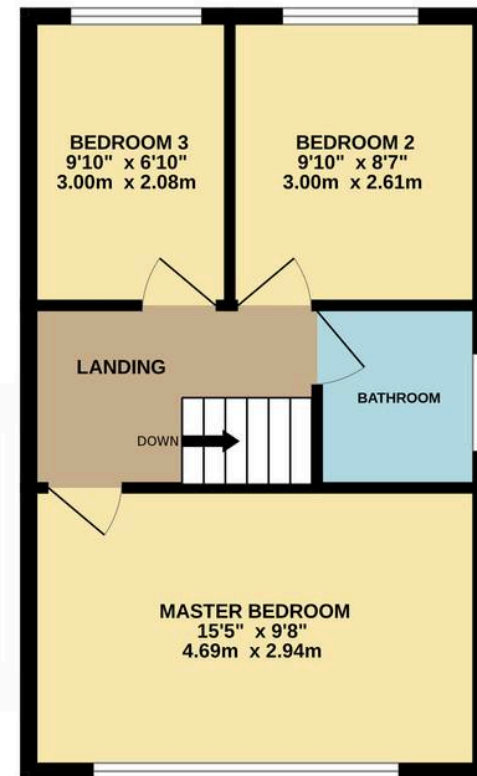




GROUND FLOOR  
657 sq.ft. (61.1 sq.m.) approx.



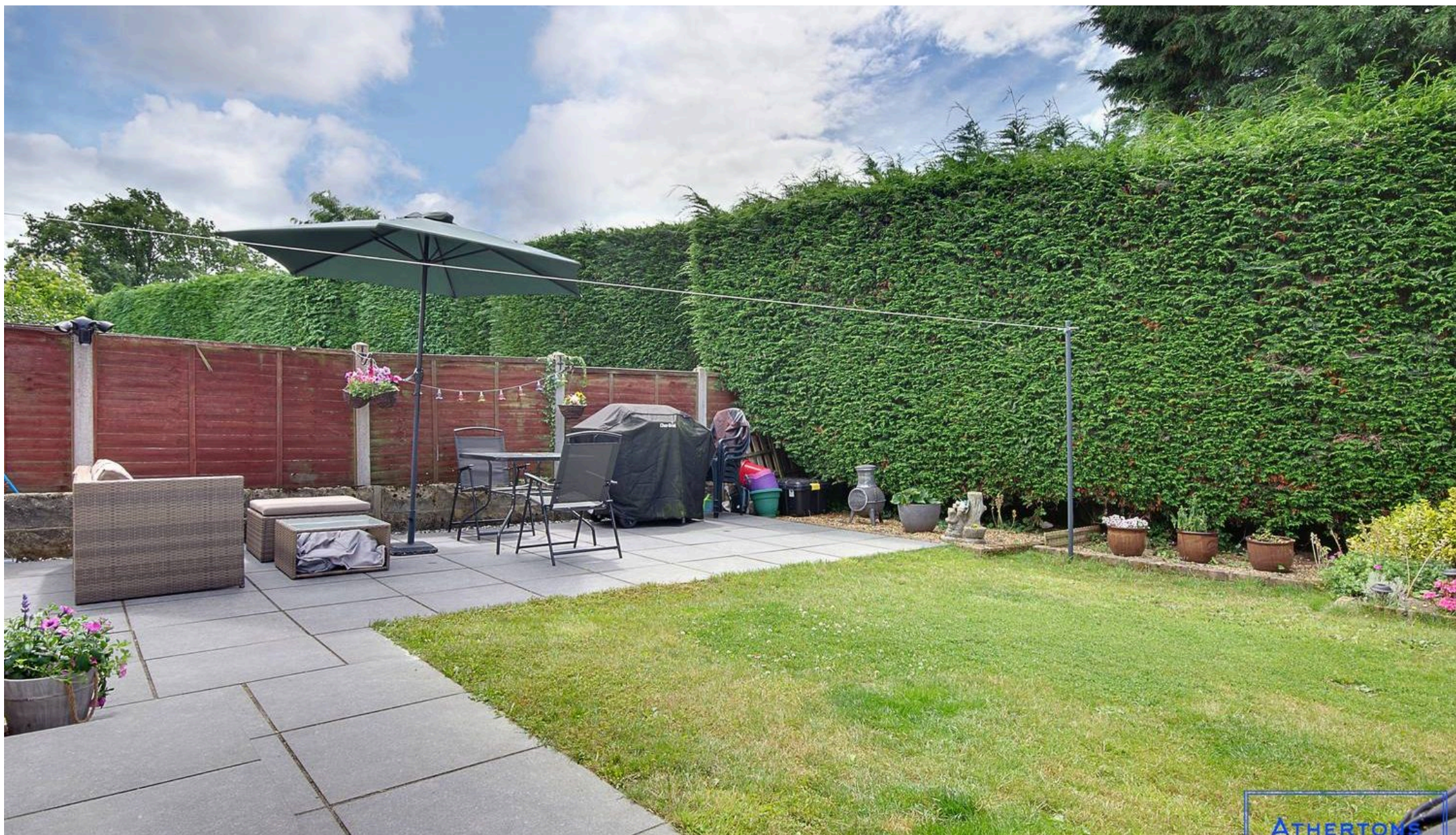
1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 1052 sq.ft. (97.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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