

12 Woodpecker Drive
Creekmoor
Poole BH17 7SY

Price **£420,000** Freehold



A FOUR BEDROOM, TWO BATHROOM
DETACHED FAMILY HOME SITUATED
IN A QUIET AND POPULAR RESIDENTIAL
LOCATION. OFFERED FOR SALE WITH NO
FORWARD CHAIN.

Ground Floor

Approx. 51.1 sq. metres (550.0 sq. feet)



First Floor

Approx. 50.6 sq. metres (544.9 sq. feet)



Total area: approx. 101.7 sq. metres (1094.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. 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
Plan produced using PlanUp.

- * ENTRANCE HALLWAY**
- * DOWNSTAIRS CLOAKROOM 4' 3" X 2' 7" (1.31m x 0.82m)**
 - * LOUNGE 15' 9" X 11' 8" (4.84m x 3.59m)**
- * KITCHEN/BREAKFAST ROOM 11' 8" X 9' (3.59m x 2.74m)**
 - * BEDROOM ONE 10' 9" X 9' 1" (3.32m x 2.77m)**
- * EN SUITE SHOWER ROOM 8' 7" X 5' 4" MAX (2.65m x 1.64m)**
 - * BEDROOM TWO 11' 9" X 8' 5" (3.62m x 2.59m)**
- * BEDROOM THREE 9' 1" X 9' 3" TO WARDROBE FRONT (2.77m x 2.83m)**
 - * BEDROOM FOUR 8' 3" X 7' (2.52m x 2.13m)**
- * FAMILY BATHROOM 6' 3" X 5' 9" (1.92m x 1.79m)**
 - * DOUBLE GLAZED WINDOWS**
 - * GAS FIRED CENTRAL HEATING**
 - * DRIVEWAY PROVIDING OFF ROAD PARKING**
 - * SINGLE GARAGE**
 - * NO FORWARD CHAIN**







ABOUT THIS PROPERTY

Front door leads to the entrance hallway which has wall mounted alarm console and access to the downstairs cloakroom comprising frosted window to side aspect, low level flush WC, wall mounted corner wash hand basin with twin taps, tiled splashback and fitted mirror. The lounge has window and door to rear, TV point and feature woodburner. A double glazed door from the lounge leads to the rear garden and there is a further window to rear aspect. The kitchen/breakfast room has window to front aspect and a range of wall and floor mounted cupboards, rolled top working surfaces, part tiled walls, wall mounted boiler, single sink with drainer and mixer tap, space for dishwasher, washing machine and tall fridge/freezer and integrated appliances to include oven, four ring gas hob and extractor fan over.

Stairs lead from the entrance hallway to the first floor landing which has access to loft space and airing cupboard housing the hot water cylinder with slatted shelving above. Bedroom one has window to front aspect and built in wardrobes and benefits from of an en suite shower room which has frosted window to rear aspect and comprises low level flush WC, pedestal wash hand basin with twin taps, fully tiled corner shower cubicle with wall mounted electric shower, part tiled walls and extractor fan. Bedroom two has window to front aspect and has built in wardrobes. Bedrooms three and four are to the rear of the property with windows overlooking the garden. The family bathroom has frosted window to front aspect and comprises low level flush WC, pedestal wash hand basin with twin taps, panel enclosed bath with mixer tap and shower attachment, part tiled walls, fitted mirror and extractor fan.

Outside, the rear garden is predominantly laid to shingle and paved patio area with well established shrub and herbaceous borders. To the front of the property there is a further shingle area with shrub border and a tarmac driveway providing off road parking in turn leading to the single garage. There is access down the side of the property.





DIRECTIONS:

From The Broadway proceed to the main Broadstone roundabout and take the first exit left along Broadstone Way. Take the first turning right into Beechbank Avenue and continue into Longmeadow Lane. Woodpecker Drive is the second turning on the left hand side.

COUNCIL TAX: Band D. BCP (Poole) Council

ENERGY EFFICIENCY RATING: D.

VIEWING: Strictly by appointment through **HILLIER WILSON.**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PRIVACY POLICY

Please see our website for further details.

REF: R1787