

10 Pine Tree Walk  
Creekmoor  
Poole BH17 7EH

Price **£367,000** Freehold



A SUPERBLY PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME SITUATED IN A QUIET AND POPULAR RESIDENTIAL LOCATION BENEFITTING FROM AMPLE OFF ROAD PARKING, CONSERVATORY AND SUPERB VIEWS OVER CREEKMOOR PONDS NATURE RESERVE.



Total area: approx. 107.0 sq. metres (1151.8 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 HALL 4'7" x 4'5" (1.43m x 1.37m)**
  
- \* **CLOAKROOM 5'3" x 2'7" (1.61m x 0.82m)**
  
- \* **SITTING ROOM 14'8" x 12'5" (4.5m x 3.81m)**
  
- \* **KITCHEN 16'2" x 9'4" (4.94m x 2.87m)**
  
- \* **CONSERVATORY 15' x 10'1" (4.57m x 3.08m)**
  
- \* **STAIRS RISING TO FIRST FLOOR**
  
- \* **BEDROOM ONE 13'3" x 9'3" (4.05m x 2.83m)**
  
- \* **BEDROOM TWO 11'1" x 7'7" (3.38m x 2.35m)**
  
- \* **BEDROOM THREE 8'2" x 7'6" (2.5m x 2.32m)**
  
- \* **FAMILY BATHROOM 9'7" x 5'9" (2.96m x 1.8m)**
  
- \* **FRONT AND REAR GARDENS**
  
- \* **DRIVEWAY PARKING**
  
- \* **GARAGE 25'3" x 7'3" (7.71m x 2.23m)**
  
- \* **UPVC DOUBLE GLAZED**
  
- \* **GAS FIRED CENTRAL HEATING**







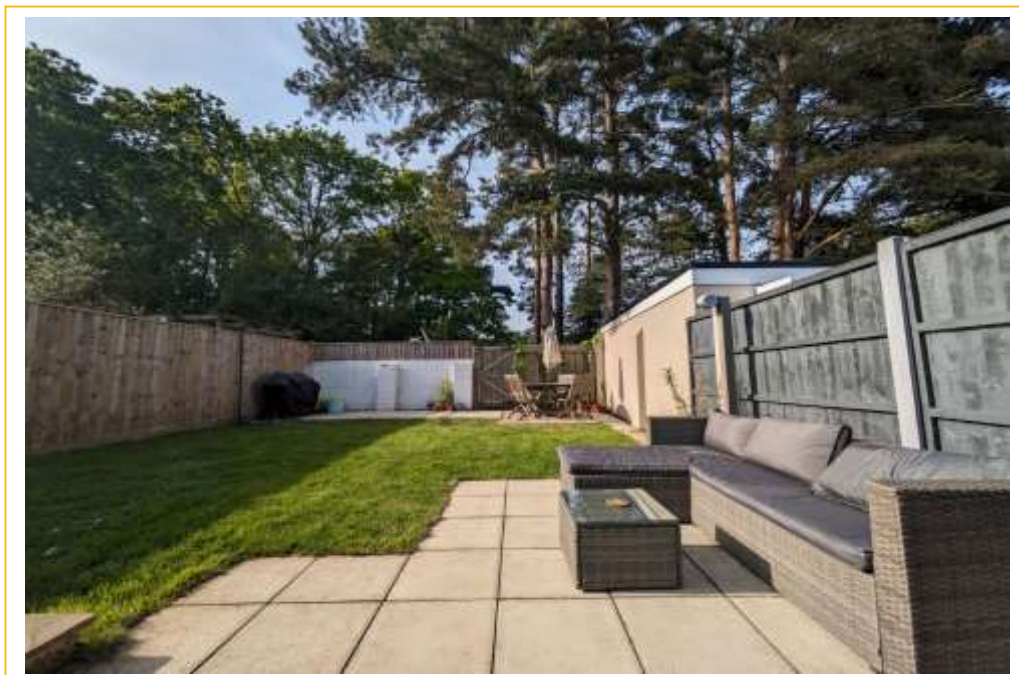
**ABOUT THIS PROPERTY**

Via the UPVC double glazed frosted front door with matching side screen gives access into the entrance hall which has stairs rising to the first floor. The newly fitted downstairs cloakroom has low level WC, wash hand basin with mixer tap and vanity unit. The light and airy sitting room has large window to front aspect, wood effect flooring, TV point, telephone point and central fireplace with inset gas fire and ornate surround. The spacious newly fitted kitchen has a range of wall and floor mounted cupboards, roll top work surfaces, one and a half bowl single sink with drainer and mixer tap, integrated bin, space for dishwasher, space for tall fridge/freezer, wood effect flooring and access into the garage. From the kitchen an archway leads through to the conservatory which has wood effect flooring, two wall mounted light points, and sliding patio doors leading to the rear garden.

The first floor landing has loft access via a hatch and window to side aspect. Bedroom one has window to front aspect, TV point and newly fitted carpet. Bedrooms two and three both have windows to rear aspect with superb views over Creekmoor Ponds with bedroom three having newly fitted carpet. The modern fitted family bathroom has panel enclosed bath with mixer tap and shower over, vanity unit with inset wash hand basin and mixer tap, low level WC, frosted window to side aspect, wood effect flooring, fully tiled walls and towel ladder radiator.

To the front is a low maintenance garden being laid to shingle and a tarmac driveway providing off road parking for a number of vehicles in turn leading to the single garage which has up and over door, light, power, wall mounted 'Glow-worm' boiler, space for washing machine and tumble dryer with work surface above and double glazed door and frosted window to rear. The rear garden has a patio running adjacent to the property providing seating in turn leading to the remainder which is laid to lawn both of which have timber fence and brick wall borders. The rear garden also benefits from direct access to the Creekmoor Ponds Nature Reserve.

Agents note: The vendor advises that there was a new roof installed in October 2021.





**DIRECTIONS:**

From The Broadway proceed to the Broadstone roundabout and take the first exit along Broadstone Way. Turn right into Beechbank Avenue and at the mini roundabout continue straight across. At the next mini roundabout, turn left into Creekmoor Lane and then take the fourth turning on the right into Priors Road. At the end of the road turn left into Petersham Road and Pine Tree Walk is the first turning on the right hand side.

**COUNCIL TAX:** Band C BCP (Poole) Council

**ENERGY EFFICIENCY RATING:** Band 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: R1850**