

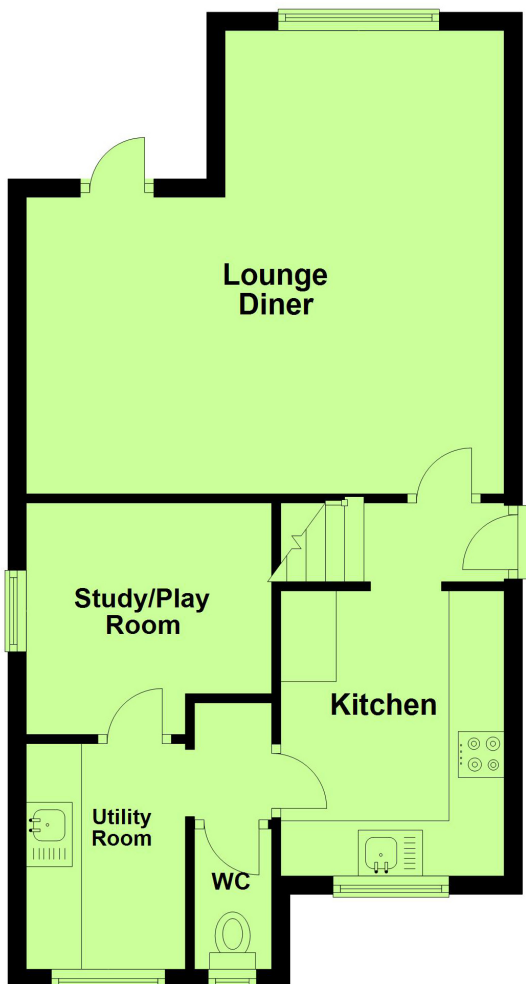
39 Sandpiper Close  
Creekmoor  
Poole BH17 7YE

Price **£375,000** Freehold

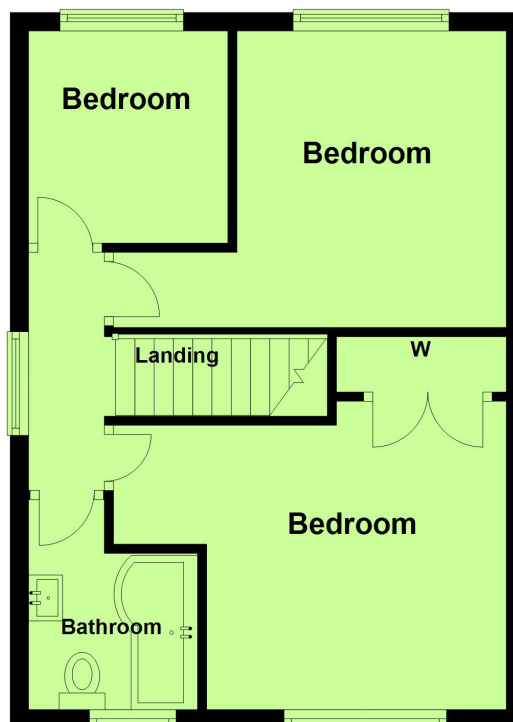


A THREE BEDROOM DETACHED HOUSE  
SITUATED IN A POPULAR RESIDENTIAL  
LOCATION, BENEFITTING FROM A SPACIOUS  
LOUNGE/DINING ROOM, STUDY/PLAYROOM  
AND GOOD SIZE REAR GARDEN.

Ground Floor



First Floor



Total area: approx. 85.2 sq. metres (917.0 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 5' 4" X 3' 2" (1.64m x 0.97m)**
  
- \* **LOUNGE/DINING ROOM 17' MAX X 16' 5" MAX (5.18m x 4.02m)**
  - \* **KITCHEN 10' 3" X 7' 9" (3.13m x 2.41m)**
  
  - \* **STUDY/PLAYROOM 8' 4" X 8' 1" (2.56m x 2.46m)**
  
  - \* **UTILITY ROOM 8' 4" X 8' 5" (2.56m x 2.59m)**
  
  - \* **CLOAKROOM 5' 1" X 2' 7" (1.55m x 0.82m)**
  
  - \* **STAIRS RISING TO FIRST FLOOR**
  
  - \* **BEDROOM ONE 14' 1" X 11' 1" (4.29m x 3.38m)**
  
  - \* **BEDROOM TWO 13' 9" X 11' 4" MAX (4.23m x 3.47m)**
    - \* **BEDROOM THREE 8' 3" X 7' (2.52m x 2.13m)**
  
    - \* **FAMILY BATHROOM 7' 5" X 6' (2.28m x 1.82m)**
  
    - \* **DRIVEWAY PARKING**
  
    - \* **GOOD SIZE REAR GARDEN**
  
    - \* **UPVC DOUBLE GLAZED**
  
    - \* **GAS FIRED CENTRAL HEATING**







**ABOUT THIS PROPERTY**

At the side of the property a timber glazed door gives access into the entrance hallway which has stairs rising to the first floor and access into the lounge/dining room which has window and door to rear, central fireplace and TV point. The kitchen has window to front aspect, range of wall and floor mounted cupboards, working surfaces over, part tiled walls, circular sink with mixer tap and space for dishwasher, tall fridge/freezer and oven. The study/playroom has window to side aspect and telephone point. The utility room has window to front aspect, range of wall and floor mounted cupboards, working surfaces over, part tiled walls, circular sink with mixer tap and space for washing machine and tumble dryer.

The first floor landing has window to side aspect. Bedroom one has window to front aspect and benefits from built in wardrobes with double opening doors and vanity unit with inset wash hand basin and hot and cold tap with tiled splashback. Bedroom two and bedroom three both have windows to rear aspect with bedroom two having loft access via a hatch. The modern fitted family bathroom has frosted window to front aspect, fully tiled walls, towel ladder radiator, vanity unit with inset wash hand basin and mixer tap, low level flush WC and P-shaped bath with mixer tap and shower attachment over.

To the front of the property a tarmac driveway provides off road parking for a number of vehicles. The rear garden has an area running adjacent to the property providing a patio in turn leading to the remainder which is predominantly laid to lawn with timber fence borders. Further area to the rear of the garden laid to decking. Access down the side in turn leads to the front.





**DIRECTIONS:**

From The Broadway proceed to the Broadstone roundabout and take the first exit along Broadstone Way. Take the first right hand turning into Beechbank Avenue and at the second mini roundabout turn left into Creekmoor Lane. Sandpiper Close is the first 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: R1899**