

27 Nightjar Close
Creekmoor
Poole BH17 7YN

Offers in Excess of **£400,000** Freehold



A WELL PRESENTED FOUR BEDROOM, TWO RECEPTION ROOM DETACHED FAMILY HOME, BENEFITTING FROM SOUTHERLY FACING REAR GARDEN, SITUATED IN A QUIET AND POPULAR RESIDENTIAL LOCATION.



- * ENTRANCE PORCH**
- * DINING ROOM 14'10' MAXIMUM X 11'2" (4.52m x 3.4m)**

 - * LOUNGE 17'6" X 11'2" (5.33m x 3.4m)**
 - * KITCHEN 20'8" X 7'7" (6.3m x 2.31m)**
 - * STAIRS RISING TO FIRST FLOOR**
- * BEDROOM ONE 10'1" X 9'5" (3.07m x 2.87m)**
- * BEDROOM TWO 9'6" X 8' (2.9m x 2.44m)**
- * BEDROOM THREE 9'7" X 6'11" (2.92m x 2.11m)**
- * BEDROOM FOUR 9'8" MAXIMUM X 7'10" MAXIMUM (2.95m x 2.39m)**
- * SINGLE GARAGE 15'8" X 7'10" (4.78m x 2.39m)**
- * DRIVEWAY PARKING**
- * FRONT AND REAR GARDENS**
- * UPVC DOUBLE GLAZED**
- * GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

A double glazed door gives access into the entrance porch, which has window to side aspect, in turn leading to the dining room which has window to front aspect, stairs rising to first floor, feature wood panelling and luxury vinyl tiles. The light and airy lounge has wood effect laminate flooring, TV point and double opening doors with matching side screen giving access to the rear garden. The modern fitted 'Magnet' kitchen has window and door to side, further window to rear, range of wall and floor mounted cupboards, 'Quartz' worksurfaces over, one and a quarter single sink with integrated drainer and mixer tap, further sink with mixer tap, nest of three pan drawers, space for tumble dryer, washing machine and American style fridge/freezer, loft access via a hatch, luxury vinyl tiles and integrated appliances to include dishwasher, freezer, oven, four ring ceramic hob and extractor fan over.

Bedroom one has window to front aspect and benefits from built in 'Sharps' wardrobes with mirrored front. Bedroom two has window to rear aspect and benefits from an 'over stairs' storage cupboard. Bedroom three has window to front aspect and bedroom four has window to rear aspect with pleasant views over the rear garden. The modern fitted family bathroom has two frosted windows to side, fully tiled walls and flooring, electric towel radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and bath with mixer tap and shower over.

To the front of the property is an area laid to lawn and a block paved driveway providing off road parking for a number of vehicles in turn leading to the single garage which has up and over door, wall mounted boiler, light and power. The southerly facing rear garden has a patio running adjacent to the property in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence and mature shrub borders.



**DIRECTIONS:**

From Broadstone Centre proceed to the main Broadstone roundabout, take the first exit into Broadstone Way and then take the first turning right into Beechbank Avenue. Continue all the way along Beechbank Avenue which merges into Longmeadow Lane. Once on Longmeadow Lane take the second turning left into Woodpecker Drive and Nightjar Close is the second turning on the right hand side.

COUNCIL TAX: Band D 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: R2007