



26 Woodpecker Drive, Creekmoor, Poole, BH17 7SY





A substantial four double bedroom, two bathroom, four reception room detached family home situated in this sought after cul-de-sac in Creekmoor. Just a stones throw from Creekmoor Ponds Nature Reserve.

A substantial four double bedroom two bathroom four reception room detached family home situated in this sought after cul-de-sac on Creekmoor a stones throw from Creekmoor Ponds Nature Reserve.

Coming to the market for the first time since new, this much loved family home offers a great sized family home in an enviable location within this sought after location.

The property is accessed via a shared driveway (shared with just three other properties), to the front of the house is a driveway for at least 3 cars, and an up and over door to a storage room (the garage has been part converted to create the Study)

Upon entering the house, the ground floor consists of an Entrance Hall, WC, Dining Room, Lounge, Kitchen / Breakfast Room, Study & Large full width, 24ft wide Conservatory.

To the first floor are four double bedrooms, three with built in wardrobes and an en-suite bathroom to the master bedroom as well as a separate family shower room.

Externally the rear garden is laid to artificial lawn with a good sized storage shed and decking area with pergola over.

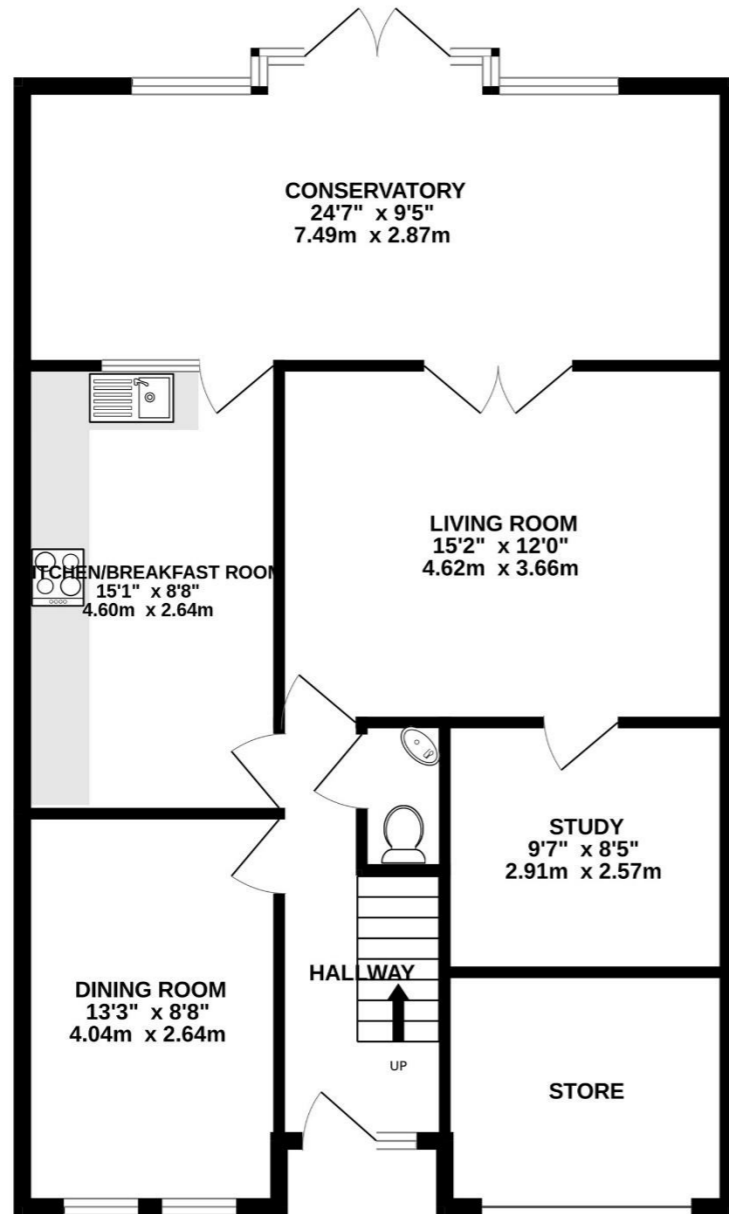
The property benefits from gas central heating (the boiler having been replaced within the last two years) and double glazing throughout.

The house is located in a popular cul-de-sac in Creekmoor, with Creekmoor Ponds on your doorstep. Slightly further afield, but still only a short walk away is Upton Country Park, Upton Heath and the Castleman Trailway offering an easy walk into Broadstone.

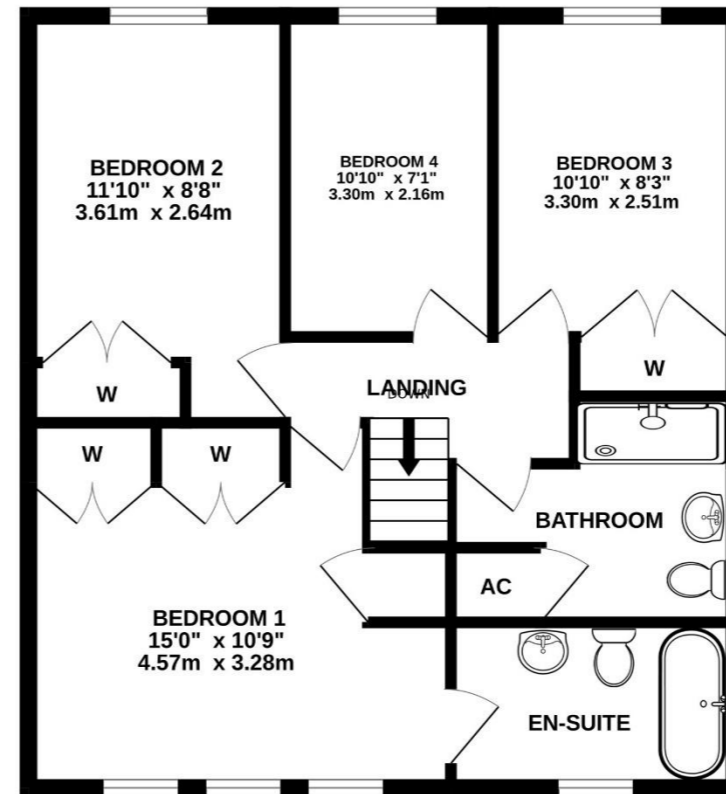
Creekmoor itself benefits from a community centre, Doctors Surgery, pharmacy, a local pub, and an assortment of shops and takeaways. Aswell as regular bus service nearby providing easy access to neighbouring suburbs and Poole Town Centre. The town centre is just a minute drive away.



GROUND FLOOR
894 sq.ft. (83.1 sq.m.) approx.



1ST FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 1513 sq.ft. (140.6 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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EPC Rating - C

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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