

10 Honeysuckle Lane
Creekmoor BH17 7YZ

Price **£450,000** Freehold



A FOUR BEDROOM, TWO BATHROOM, THREE RECEPTION ROOM DETACHED FAMILY HOME SITUATED IN A QUIET AND POPULAR RESIDENTIAL LOCATION. REQUIRING GENERAL UPDATING THROUGHOUT.



Ground Floor

First Floor

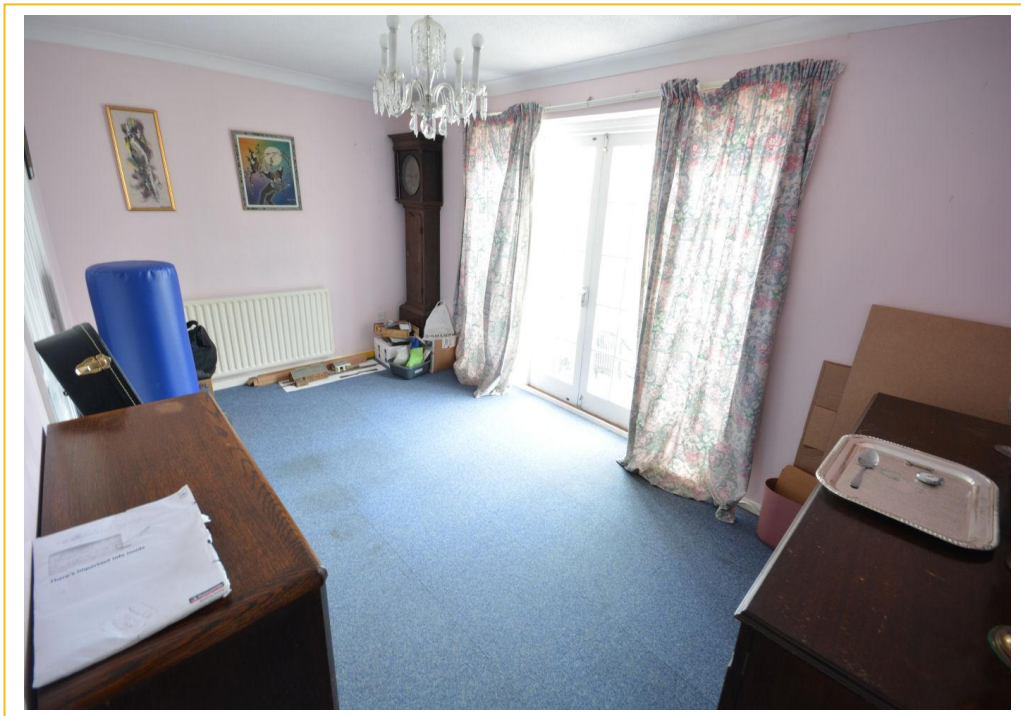


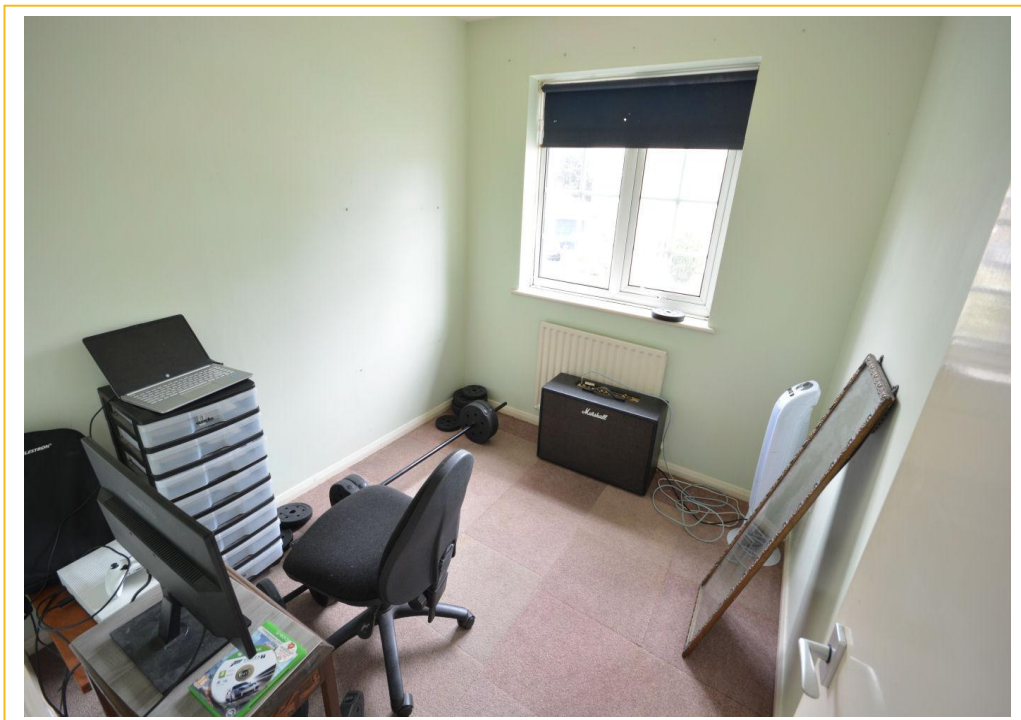
Total area: approx. 173.5 sq. metres (1867.3 sq. feet)

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 and 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.

- * **HALLWAY 15'7" X 6'4" MAXIMUM (4.57m x 1.82m)**
 - * **CLOAKROOM 8' X 3' (2.43m x 0.91m)**
- * **SITTING ROOM 18' X 11'7" (5.48m x 3.56m)**
- * **DINING ROOM 15' X 8'8" (4.57m x 2.68m)**
- * **KITCHEN 11'4" X 9'1" (3.47m x 2.77m)**
- * **UTILITY ROOM 9'4" X 8'7" (2.86m x 2.65m)**
- * **OFFICE 10'4" X 8'2" (3.16m x 2.49m)**
- * **STAIRS RISING TO FIRST FLOOR**
- * **BEDROOM ONE 12'4" X 12'2" (3.77m x 3.71m)**
- * **EN SUITE SHOWER ROOM 8' X 3'4" (2.43m x 1.03m)**
- * **BEDROOM TWO 12'7" X 11'6" (3.87m x 3.53m)**
- * **BEDROOM THREE 10'3" X 9' (3.13m x 2.74m)**
- * **BEDROOM FOUR 8'3" X 7'4" (2.52m x 2.25m)**
- * **FAMILY BATHROOM 6'9" X 6'4" (2.10m x 1.95m)**
- * **DOUBLE GARAGE 17'5" X 17'2" (5.33m x 5.24m) & DRIVEWAY PARKING**
 - * **MATURE REAR GARDEN**
- * **PART DOUBLE GLAZED & GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

The timber front door gives access into the entrance hallway which has stairs rising to the first floor and access into the ground floor cloakroom which has wash hand basin with hot and cold tap and tiled splashback and low level flush WC. The sitting room has window to front, TV point, telephone point and double opening doors giving access to the dining room which again, via double opening doors, leads out to the lean to. The kitchen has window to rear, range of wall and floor mounted cupboards, roll top working surfaces, part tiled walls, one and a quarter single sink with drainer and mixer tap, wall mounted 'Glow Worm' boiler, nest of four drawers, space for fridge and integrated appliances to include oven, grill and four ring gas hob. Off the kitchen is the utility room which has window to rear, door to side, loft access via a hatch, timber door leading through to the double garage, range of floor and wall mounted cupboards, roll top working surfaces over, single sink with drainer and mixer tap, part tiled walls, tiled flooring and space and plumbing for washing machine. To conclude the accommodation on the ground floor is the office which has window to front.

The first floor landing has window to side, two useful storage cupboards (one of which houses the hot water tank and slatted shelving) and loft access via a hatch. Bedroom one has window to rear, built in wardrobe with double opening doors and access into the en suite shower room which has frosted window to rear, part tiled walls, low level flush WC, vanity unit with inset wash hand basin and mixer tap and shower cubicle with shower. Bedroom two has window to front, telephone point and built in wardrobe with double opening doors. Bedroom three has window to rear and bedroom four has window to front. The family bathroom has frosted window to front, part tiled walls, low level flush WC, pedestal wash hand basin with hot and cold tap and panel enclosed bath with mixer tap and shower over.

To the front of the property is a small area laid to lawn and a tarmac driveway providing off road parking for a number of vehicles in turn leading to the double garage which has up and over door, light, power and access to the utility room. The mature rear garden has a patio running adjacent providing seating in turn leading to the remainder which is laid to lawn and mature shrubs, all of which are bound by timber fence borders.





DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the first exit left along Broadstone Way. Take the first turning right into Beechbank Avenue and at the mini roundabout continue straight across. At the next mini roundabout continue straight across again taking the next left hand turning into Honeysuckle Lane.

COUNCIL TAX: Band E BCP (Poole) Council

ENERGY EFFICIENCY RATING: Band C

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: R2106