



21 Nuthatch Close, Creekmoor, Poole, Dorset, BH17 7XR

**Asking Price £359,950**

- Three Bedrooms
- Garage/Store
- Views Over Fields
- Lovely Kitchen/Dining Room
- Gas Central Heating
- Semi Detached House
- Conservatory
- Driveway
- Low Maintenance Garden
- Quiet Cul-De-Sac Location



# 21 Nuthatch Close, Poole BH17 7XR

We are delighted to offer for sale this really well presented semi detached family home, situated in a quiet cul-de-sac in Creekmoor.



Council Tax Band: C



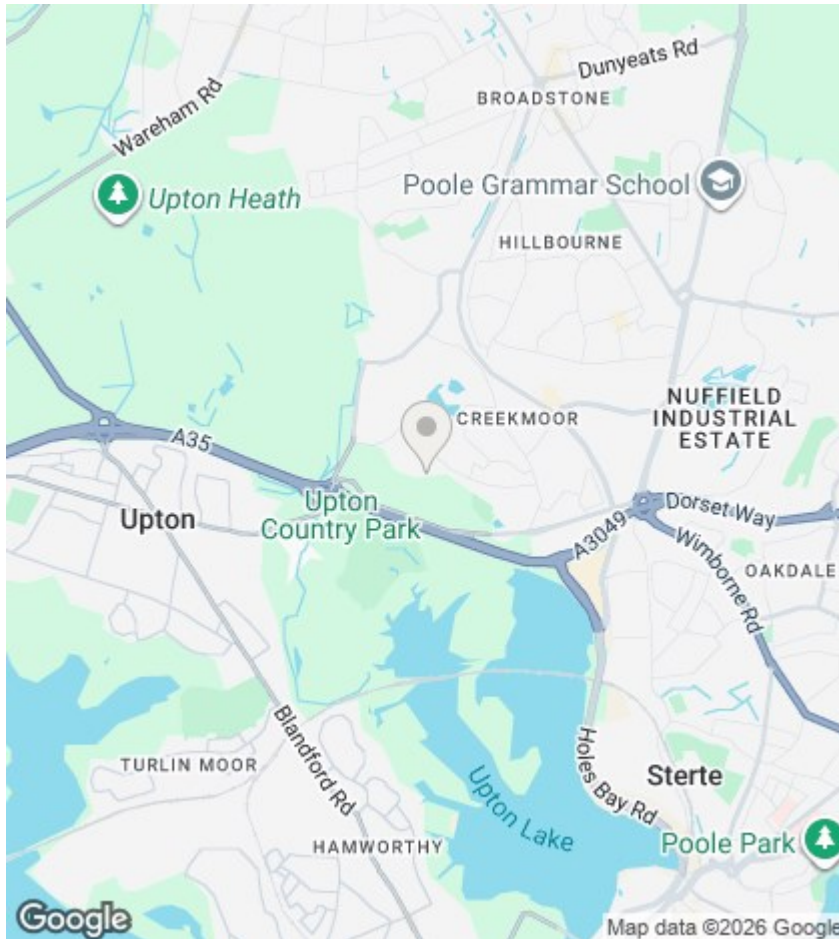
### Nuthatch Close

The well presented accommodation briefly comprises; front porch, welcoming living room, open plan kitchen/dining space leading into the conservatory, three bedrooms and a family bathroom. The layout creates a bright and versatile living environment ideal for everyday use and entertaining. The property further benefits from double glazing and gas central heating.

Outside, the property offers a low maintenance rear garden with artificial lawn, sun trap patio area and summer house. There is a garage/store with remote activated door and a driveway providing off road parking. The cul-de-sac position provides a peaceful setting while remaining within easy reach of local shops, doctors surgery and a popular village pub.

This home enjoys attractive rural views to the front and provides comfortable modern living in a convenient location close to local amenities. As a result, internal viewings come highly recommended to avoid disappointment. To arrange, or for more information, please contact our Upton Office.





## Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

## Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

## EPC Rating:

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

