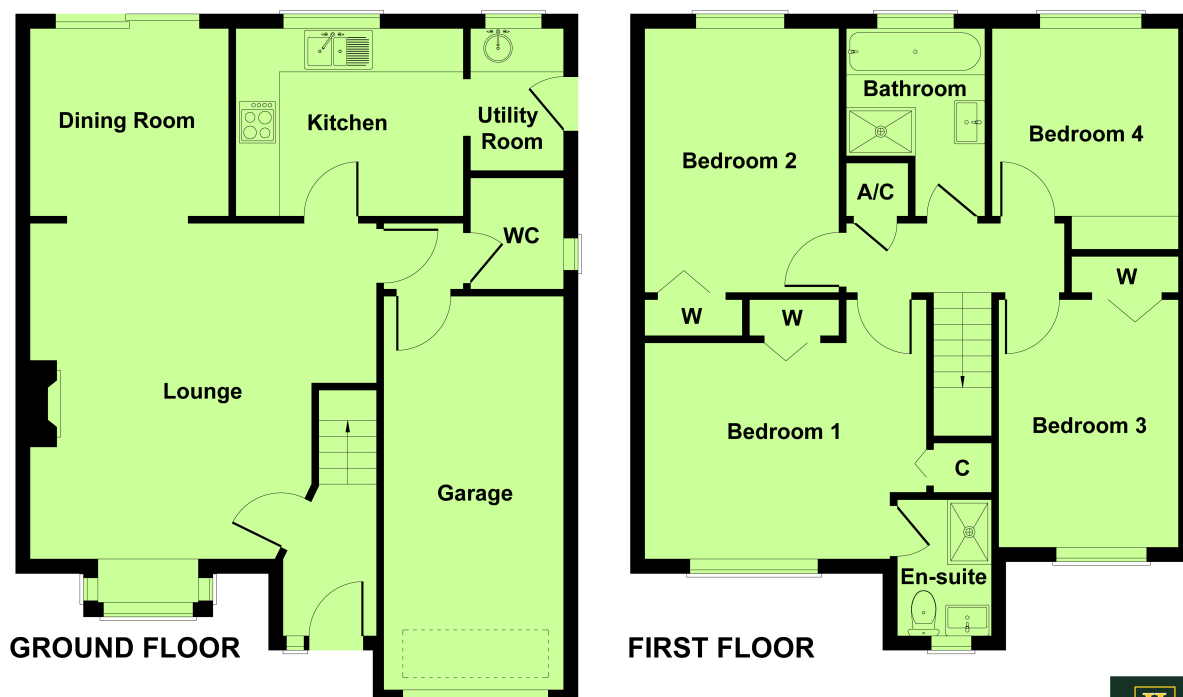


27 Linnet Road
Creekmoor BH17 7TF

Price **£435,000** Freehold



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



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



- * ENTRANCE HALL 6'5" X 5' (1.98m x 1.5m)**
- * SITTING ROOM 15'7" MAXIMUM X 15' (4.78m x 4.57m)**
 - * DINING ROOM 8'8" X 8'5" (2.68m x 2.59m)**
 - * KITCHEN 10' X 8'5" (3.04m x 2.59m)**
 - * UTILITY AREA 7' X 5'2" (2.13m x 1.58m)**
 - * CLOAKROOM 4'4" X 3'7" (1.34m x 1.12m)**
 - * STAIRS RISING TO FIRST FLOOR**
 - * BEDROOM ONE 12'7" X 12'1" (3.87m x 3.68m)**
 - * EN SUITE SHOWER ROOM 6'3" X 5' (1.92m x 1.52m)**
 - * BEDROOM TWO 11'8" X 9'1" (3.59m x 2.77m)**
 - * BEDROOM THREE 11'9" X 8'1" (3.62m x 2.46m)**
 - * BEDROOM FOUR 9'1" X 8' (2.77m x 2.43m)**
 - * FAMILY BATHROOM 8'9" X 6'3" (2.71m x 1.92m)**
- * SINGLE INTEGRAL GARAGE 17'7" X 8'1" (5.39m x 2.46m)**
 - * DRIVEWAY PARKING**
 - * REAR GARDEN**
- * UPVC DOUBLE GLAZED AND GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

The double glazed frosted front door with matching side screen gives access into the entrance hall which has stairs rising to the first floor. The spacious sitting room has window to front aspect, TV point, telephone point, central fireplace with tiled hearth, brick surround and mantel with wall mounted electric fire and gas point. The dining room has sliding patio doors leading out to the rear garden. The kitchen has window to rear aspect, 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, nest of four drawers and space for slimline dishwasher and oven. The utility area has window to rear aspect, double glazed frosted door to side, range of wall and floor mounted cupboards, roll top working surfaces, part tiled walls, circular sink with mixer tap, wine rack and space for tall fridge/freezer and washing machine. Off the sitting room a door leads through to an inner hallway which gives access to the single garage and cloakroom which has frosted window to side, part tiled walls, tiled flooring, towel ladder radiator, vanity unit with inset wash hand basin and mixer tap and low level flush WC.

The first floor landing has airing cupboard with hot water tank and slatted shelving and loft access via a hatch. Bedroom one has window to front aspect and benefits from a range of fitted wardrobes. The en suite shower has frosted window to front aspect, shaver point, part tiled walls, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and shower cubicle with shower. Bedroom two has window to rear aspect with pleasant outlook and benefits from fitted wardrobes. Bedroom three has window to front aspect and benefits from fitted wardrobes. Bedroom four has window to rear aspect with pleasant outlook. The family bathroom has frosted window to rear, fully tiled walls, shaver point, low level flush WC, vanity unit with inset wash hand basin and mixer tap, shower cubicle with shower and panel enclosed bath with mixer tap.

To the front of the property a block paved driveway provides off road parking for a number of vehicles in turn leading to the single garage which has electric roller up and over door, wall mounted boiler, light, power and access into the inner hallway. The southerly facing rear garden has a patio running adjacent to the property providing ample seating in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence and mature shrub borders. Access down the side in turn leads to the front.





DIRECTIONS:

From Broadstone roundabout and take the first exit left into Broadstone Way. Take the first turning right into Beechbank Avenue and follow the road round into Longmeadow Lane. Turn left into Woodpecker Drive and Linnet Road is the third turning on the left hand side.

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: R2090