



## 64 Millfield, Creekmoor, Poole BH17 7XE

An excellently presented and spacious four bedroom family home with feature kitchen/dining room overlooking the rear garden.

**EPC: 73 Council Tax Band: C Price: £365,000 Freehold**

 **4**  **1**  **2**









## Key Features

- EXCELLENTLY PRESENTED THROUGHOUT
- FOUR BEDROOMS
- GENEROUS RECEPTION HALL
- LARGE KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES
- GROUND FLOOR WC
- MODERN FITTED FAMILY BATHROOM
- GAS FIRED HEATING
- UPVC DOUBLE GLAZING
- LOW MAINTENANCE FRONT & REAR GARDENS
- SUBSTANTIAL WORKSHOP WITH POWER AND LIGHT

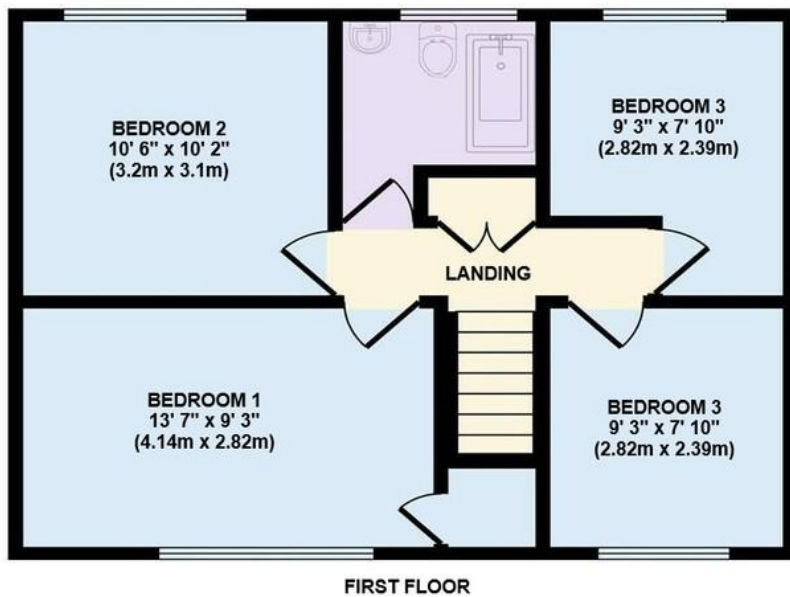
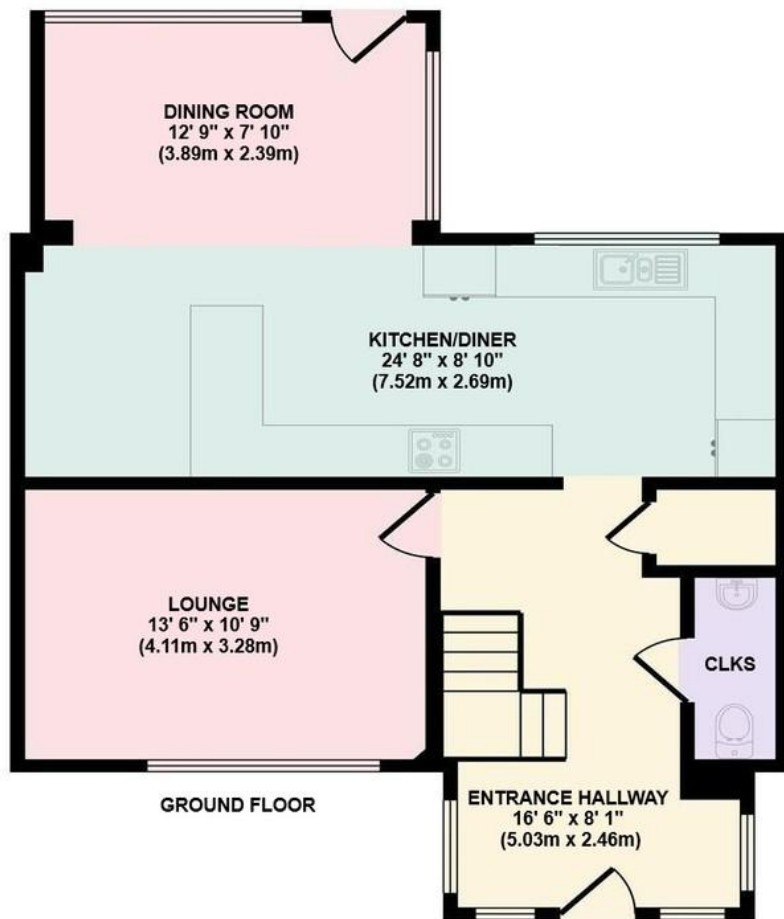
## The Property

Situated towards the end of a residential cul-de-sac is this generous family home. Within close proximity there is a play park and numerous local facilities including takeaways, supermarket, public house and doctors. The larger neighbouring centres of Broadstone and Poole can be easily reached by car or bus and Upton Country Park is just a short distance away.

The accommodation is approached via a generous reception hall with ground floor cloakroom and oak spindle staircase leading to the first floor. There is a lounge and then an impressive kitchen with integrated appliances including dishwasher, washing machine, fridge/freezer, an integrated oven and five ring hob and wine cooler. The kitchen area then opens to a large

dining space which overlooks the rear garden. To the first floor there are four good size bedrooms and a modern family bathroom with a white suite.

The gardens have been arranged with ease of maintenance, the front garden being enclosed by panelled fencing and laid to block paving punctuated with borders stocked with a number of specimen plants and palms. A side gate gives access along a block paved pathway to the rear garden where there is a large patio area, an area of lawn and then a raised sun terrace. The rear garden has been enclosed by panelled fencing and walling, has power and light and access to a large store/workshop with power and light.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	73	
(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		
England & Wales		
EU Directive 2002/91/EC		
www.epcau.com		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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