



18 Hawthorn Drive, Creekmoor, Poole BH17 7YQ

A very well presented, three bedroom semi-detached home, situated in a quiet cul-de-sac location with a pleasant aspect to the rear over woodland.

EPC: 75 Council Tax Band: C Price: £319,950 Freehold







Key Features

- VERY WELL PRESENTED
- THREE BEDROOMS
- UPVC DOUBLE GLAZING
- GAS FIRED HEATING
- MODERN KITCHEN/DINING ROOM
- DRIVEWAY FOR TWO CARS & GARAGE
- QUIET CUL-DE-SAC LOCATION
- LOW MAINTENANCE GARDENS
- REAR ASPECT OVER WOODLAND
- CLOSE PROXIMITY TO THE 'TRAILWAY'

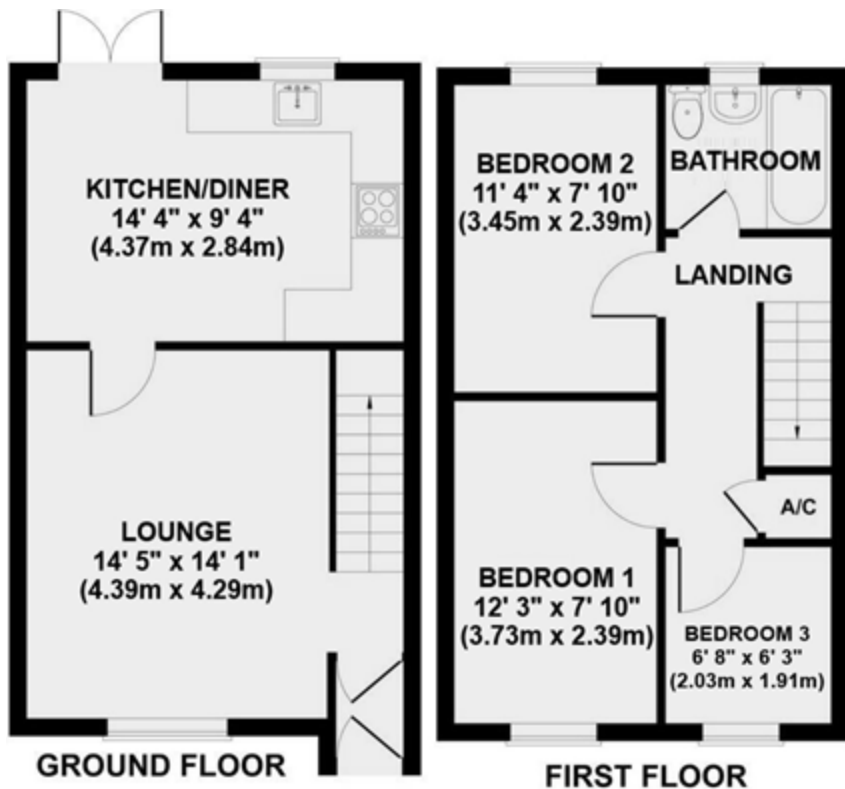
The Property

Situated in this popular cul-de-sac is this very well presented, three bedroom home. Within Creekmoor there are a number of local amenities and excellent walking around Creekmoor Ponds and at Upton Country Park. The 'Trailway' leads to the centre of Broadstone which is approximately one mile distance, where there is a bustling high street and leisure facilities.

The accommodation comprises of an entrance vestibule leading to the sitting room which in turn opens to the modern kitchen/diner with French doors to the rear garden. Stairs from the lounge lead to the first floor landing where there are three bedrooms and a bathroom.

To the front of the house there is an area of lawn with a pathway leading to the front door and to the side of this a tarmac driveway provides off road parking for two vehicles leading to the garage.

The rear garden forms a particular feature of the property which has been arranged for ease of maintenance with a large Indian sandstone style patio area extending to raised borders, and an artificial lawn. The rear garden is fully enclosed by timber panelled fencing and enjoys a very pleasant wooded rear aspect.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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