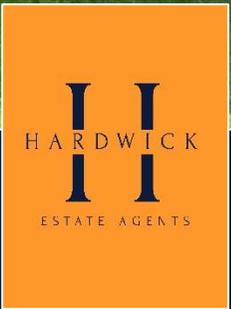




6 Hyacinth Close
Creekmoor, Poole, BH17 7YX



A beautifully presented, spacious 3 bedroom semi-detached house with a conservatory and a newly fitted kitchen situated in a quiet cul-de-sac.

- Entrance hall
- Newly fitted kitchen
- Spacious sitting/dining room
- Generous conservatory
- 3 good size bedrooms
- Bathroom with a 4 piece suite
- Driveway parking
- Garage
- Landscaped southerly facing garden
- Quiet cul-de-sac location

ASKING PRICE:

£375,000 (Freehold)

EPC RATING:

Band - C



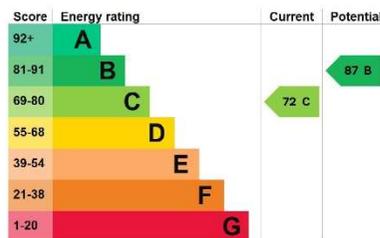


Area: 57.8 m² ... 622 ft²

Area: 42.4 m² ... 457 ft²

Total Area: 100.2 m² ... 1079 ft²

All measurements are approximate and for display purposes only.



A beautifully presented and thoughtfully upgraded three-bedroom semi-detached home, occupying a quiet and tucked-away position within a quiet cul-de-sac in the ever-popular Creekmoor area.

The property has been enhanced by the current owners, with improvements including a newly fitted kitchen, updated flooring and tasteful redecoration throughout, resulting in a home that is both stylish and ready for immediate occupation.

The accommodation begins with an entrance hall providing internal access to the integral garage. The contemporary kitchen is fitted with a comprehensive range of base and eye-level units, complemented by integrated appliances including an electric oven and hob, along with a dishwasher concealed behind matching fascia. There is also designated space for a fridge freezer.

To the rear, the L-shaped sitting/dining room offers a versatile and sociable living space, with stairs rising to the first floor and sliding patio doors opening into a generous conservatory. Currently arranged as a dining and study area, this additional reception space enjoys direct access to the garden and enhances the overall flexibility of the home.

Upstairs, the landing houses an airing cupboard with a gas-fired boiler. There are three well-proportioned bedrooms, with the principal bedroom benefiting from a range of built-in wardrobes. The modern bathroom is well-appointed with a four-piece suite, comprising a bath, separate shower enclosure, wash basin and WC.

Externally, the driveway provides off-road parking and leads to the integral garage, which is equipped with power, lighting, and plumbing for a washing machine and tumble dryer, and also offers clear potential for conversion (subject to the necessary consents). The front garden is laid to lawn and provides additional parking potential if required.

The rear garden enjoys a southerly aspect and has been recently landscaped to create an attractive and low-maintenance outdoor space, featuring a paved patio terrace and lawn, all enclosed by timber panel fencing. A side path and gate provide convenient access.

Creekmoor is a desirable residential area lying between Broadstone and Poole with a range of shops and amenities, it borders Upton heath nature reserve and Upton House Country Park.

ADDITIONAL INFORMATION

Council tax – C



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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