Hillier Wilson

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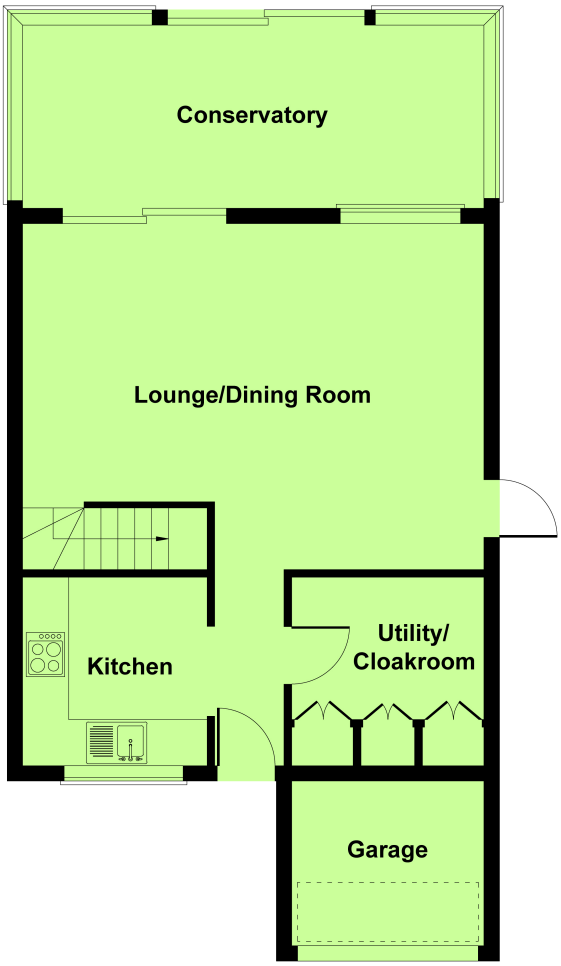
36 Meadowsweet Road
Creekmoor
Poole BH17 7XT

Price **£360,000** Freehold

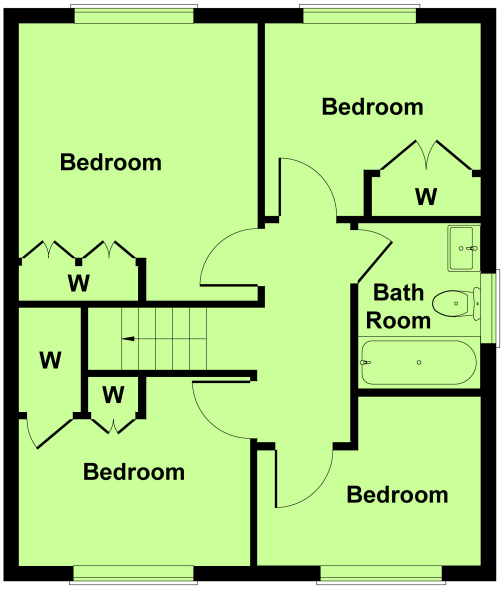
A SUPERBLY PRESENTED AND DECEPTIVELY SPACIOUS FOUR BEDROOM SEMI DETACHED FAMILY HOME SITUATED IN A POPULAR RESIDENTIAL LOCATION. POTENTIAL TO EXTEND (SUBJECT TO PLANNING PERMISSION).

188 The Broadway, Broadstone, Dorset BH18 8DP
homes@hillierwilson.co.uk
Registration No 4898287 • Registered Office 188 Lower Blandford Road, Broadstone, Dorset BH18 8DP

OnTheMarket rightmove



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026

For Illustrative Purposes Only.

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* ENTRANCE HALL 8’3” x 2’8” (2.52m x 0.85m)

* CLOAKROOM/UTILITY 7’2” x 4’9” TO CUPBOARD FRONT (2.19m x 1.49m)

* KITCHEN 8’1” x 7’9” (2.46m x 2.41m)

* LOUNGE/DINING ROOM 19’7” x 14’7” (6m x 4.48m)

* CONSERVATORY 18’1” x 8’2” (5.51m x 2.49m)

* STAIRS RISING TO FIRST FLOOR

* BEDROOM ONE 11’3” x 10’ (3.44m x 3.04m)

* BEDROOM TWO 9’4” x 8’4” (2.86m x 2.56m)

* BEDROOM THREE 10’1” x 7’9” (3.07m x 2.41m)

* BEDROOM FOUR 9’3” x 7’3” (MAXIMUM) (2.83m x 2.22m)

* FAMILY BATHROOM 6’7” x 6’2” (2.04m x 1.88m)

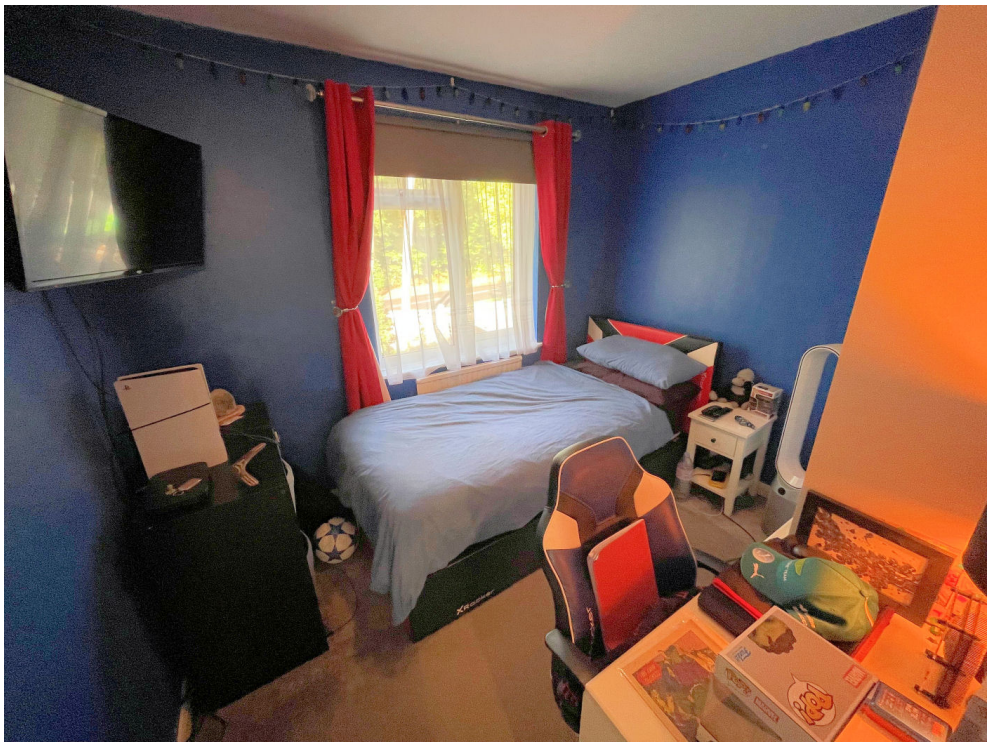
* GARAGE/STORE 8’7” x 7’8” (2.65m x 2.37m)

* DRIVEWAY PARKING

* SECLUDED REAR GARDEN

* MAJORITY DOUBLE GLAZED

* GAS FIRED CENTRAL HEATING



ABOUT THIS PROPERTY

The double glazed frosted front door gives access into the entrance hall which has Karndean wood effect flooring, telephone point and access into the cloakroom/utility which has Karndean wood effect flooring, three useful storage cupboards, one of which provides space and plumbing for washing machine and tumble dryer, further cupboard housing the wall mounted boiler, vanity unit with inset wash hand basin and mixer tap and low level flush WC. The kitchen has window to front aspect, range of wall and floor mounted cupboards, work surfaces over, single sink with mixer tap, Karndean wood effect flooring, nest of three pan drawers and integrated appliances to include fridge/freezer, dishwasher, oven, grill, microwave, four burner induction hob and extractor fan over. The spacious lounge/dining room has Karndean wood effect flooring, door to side, window and sliding doors to rear, TV point, understairs storage cupboards, air conditioning unit and stairs rising to first floor. To complete the accommodation on the ground floor is the conservatory which has tiled flooring and access to the rear garden.

Bedrooms one and two both benefit from windows to rear aspect with pleasant views over local woodland, built in wardrobes and bedroom one has an air conditioning unit. Bedrooms three and four both have windows to front aspect with bedroom three benefitting from fitted wardrobes, one of which houses the hot water tank. The family bathroom has frosted window to side aspect, part tiled walls, towel ladder radiator, vanity unit with inset wash hand basin with mixer tap, low level flush WC and p-shaped bath with mixer tap and 'Mira' shower over.

To the front of the property is a blocked paved driveway providing off road parking for a number of vehicles in turn leading to the garage/store which has electric roller up and over door, light and power. The secluded rear garden is predominantly laid to lawn with timber fence and mature shrub borders. Hardstanding for shed. Access along the side of the property in turn leads to the front.

DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the first exit left along Broadstone Way. Take the first turning right into Beechbank Avenue and follow the road into Longmeadow Lane. Meadowsweet Road is the first turning on the left hand side.

COUNCIL TAX: Band C BCP Council (Poole)

ENERGY EFFICIENCY RATING: Band D

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: R2064