

26 Blackbird Close
Creekmoor
Poole BH17 7YA

Price **£450,000** Freehold

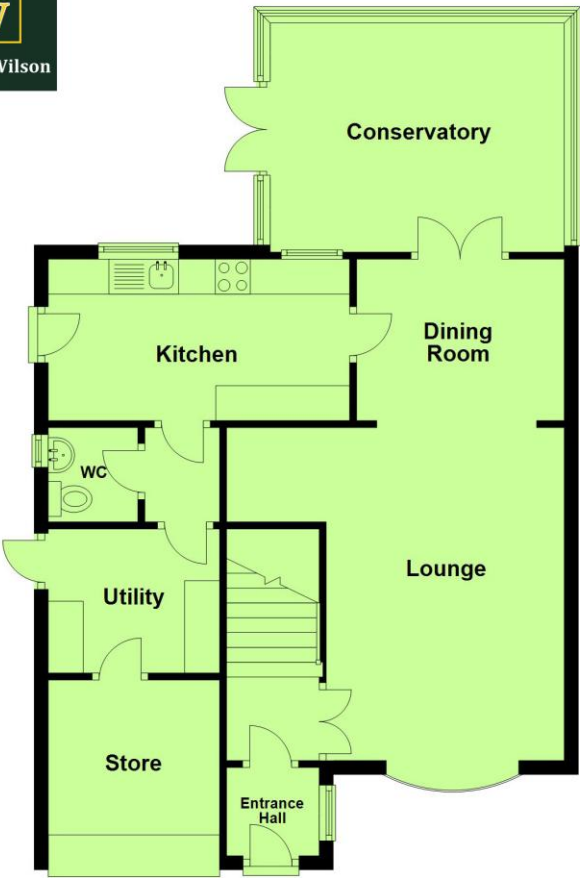


AN IMMACULATLY PRESENTED MODERN
THREE/FOUR BEDROOM DETACHED FAMILY
HOME IN A QUIET CUL-DE-SAC LOCATION,
BENEFITTING A CONSERVATORY AND
AMPLE OFF ROAD PARKING.



Ground Floor

Approx. 70.7 sq. metres (760.8 sq. feet)



First Floor

Approx. 44.1 sq. metres (475.0 sq. feet)



Total area: approx. 114.8 sq. metres (1235.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given
Plan produced using PlanUp.

*** ENTRANCE HALLWAY**

*** SITTING ROOM 15'7" x 15'7" (MAXIMUM) (4.78m x 4.78m)**

*** DINING ROOM 9'7" x 7'6" (2.95m x 2.31m)**

*** CONSERVATORY 15'2" x 8'6" (4.63m x 2.62m)**

*** KITCHEN 14'1" x 7'6" (4.29m x 2.31m)**

*** GROUND FLOOR CLOAKROOM 4'1" x 3'9" (1.24m x 1.18m)**

*** UTILITY ROOM 8'1" x 6'7" (2.46m x 2.04m)**

*** STORE ROOM 8'6" x 8'2" (2.62m x 2.49m)**

*** STAIRS LEADING TO FIRST FLOOR LANDING**

*** BEDROOM ONE 15'8" x 12'6" (4.81m x 3.84m)**

**(AGENTS NOTE: THE PROPERTY ORIGINALLY HAD FOUR BEDROOMS
BUT BEDROOM ONE HAS BEEN EXTENDED INTO BEDROOM FOUR,
HOWEVER, BOTH ROOMS COULD BE REINSTATED)**

*** BEDROOM TWO 9'1" x 8'7" TO WARDROBE FRONTS (2.77m x 2.65m)**

*** BEDROOM THREE 12'2" x 8' (3.71m x 5.48m)**

*** FAMILY BATHROOM 6'4" x 5'6" (1.95m x 1.7m)**

*** OFF ROAD PARKING**

*** REAR GARDEN**

*** GAS FIRED CENTRAL HEATING WITH RADIATORS**







ABOUT THIS PROPERTY

The front door leads to the entrance hallway with double opening glazed doors to the sitting room with feature wall mounted electric fire and bay window to the front of the property. There is an archway through to the dining room which in turn leads to the dual aspect conservatory via double opening double glazed doors. The modern fitted kitchen has a range of wall mounted and base storage cupboards and drawers, integrated oven and microwave convection oven, four ring burner induction hob with extractor fan above, space for upright fridge/freezer, one and a half bowl single drainer sink unit with mixer tap, space and plumbing for dishwasher, built in water softener and double glazed door to the garden. The utility room comprises built in cupboards, space and plumbing for washing machine and tumble dryer, sink unit with mixer tap and door to the side aspect. A door from the utility room leads to a store room (previously the garage) with SeceuroGlide insulated roller door and wall mounted gas fired central heating boiler. The ground floor cloakroom has low level flush WC, wall mounted wash hand basin with mixer tap, wall mounted heated towel rail and part tiled walls.

Stairs lead from the entrance hallway to the first floor landing where there is access to loft space. Bedroom one has been extended into bedroom four to create one large bedroom with built in mirrored wardrobe and further built in storage cupboard. Bedroom two also has a built in mirrored wardrobe and overlooks the rear garden. Bedroom three is a double bedroom with window to the front aspect. The modern fitted family bathroom comprises a bath with central mixer tap, wall mounted shower and shower screen, low level flush WC, wall mounted wash hand basin with mixer tap, wall mounted heated towel rail and built in mirrored medicine cabinets.

The front of the property is predominantly laid to block paving providing off road parking for numerous vehicles. The rear garden is laid to lawn, decking and block paved patio areas. There is a summerhouse and further storage shed.





DIRECTIONS:

From The Broadway proceed to the main Broadstone roundabout and take the first exit along Broadstone Way. Take the first turning right into Beechbank Avenue and at the mini roundabout continue straight across. At the next mini roundabout continue straight over and follow the road round into Longmeadow Lane. Take the second turning on the left into Woodpecker Drive and Blackbird Close is the first turning on the left hand side.

COUNCIL TAX: Band D BCP (Poole) Council.

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: R2125