

ATHERTONS

ESTATE & LETTING AGENTS

EST. 1985

20 Hazlebury Road

Creekmoor, Poole, BH17 7AU

Guide Price **£300,000**

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Poole

A charming semi-detached bungalow occupying a quiet position at the end of a sought-after cul-de-sac in Creekmoor. This much-loved home offers well-proportioned and versatile accommodation, comprising a welcoming entrance hallway/utility room, a kitchen, a good-sized lounge/dining room, two bedrooms, a conservatory and a shower room.

A particular feature of the property is the larger-than-average rear garden, which offers a lovely outdoor space along with excellent potential to extend the bungalow further if desired, subject to any necessary permissions. Additional benefits include double glazing and central heating throughout, as well as an extended single garage accessed via a generous driveway providing off-road parking for several vehicles.

Creekmoor is a popular and well-established residential suburb of Poole, particularly favoured by families thanks to its friendly community feel, green open spaces and excellent local amenities. Bordered by the beautiful Upton Heath Nature Reserve and Upton Country Park, the area offers a wonderful blend of suburban convenience and access to nature, with scenic walking and cycling routes right on the doorstep. The area is well served for everyday needs, with a good selection of shops including a Co-op supermarket, convenience stores, a pharmacy and a pet shop, along with a range of restaurants and cafés. Creekmoor Library and several local schools and educational centres add to the area's family appeal, and there is a good choice of well-regarded schools nearby, including Ofsted 'Outstanding'-rated options. Transport links are excellent, with easy access to the A35 for travel across Dorset and towards the Purbecks, plus frequent bus services throughout Poole and beyond. Poole railway station provides mainline links to London Waterloo, while Bournemouth Airport and the Port of Poole offer international flights and ferry services, making Creekmoor a convenient and well-connected place to call home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

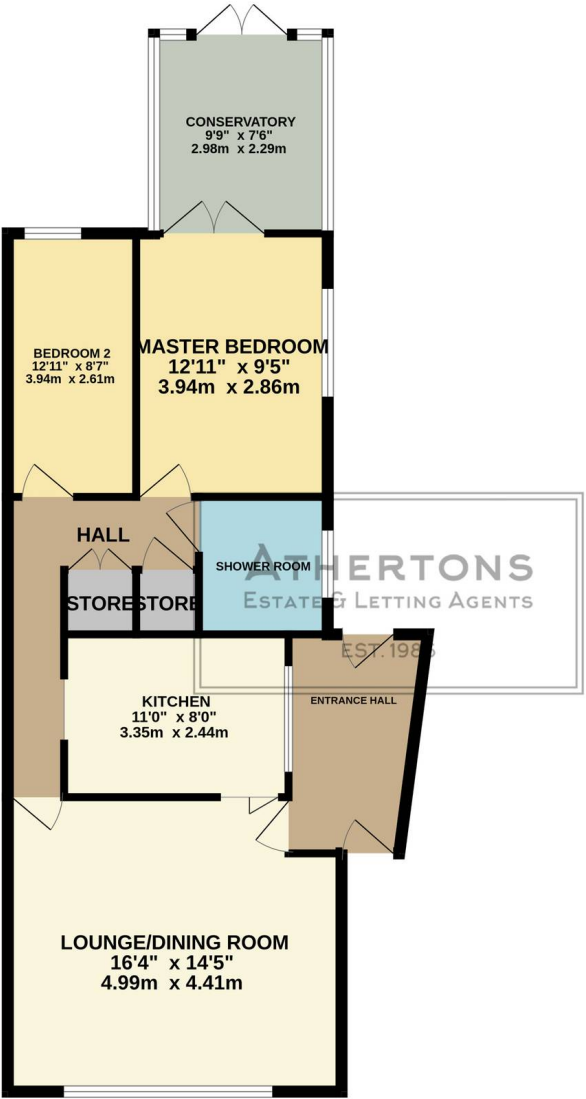








GROUND FLOOR
798 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA : 798 sq.ft. (74.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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