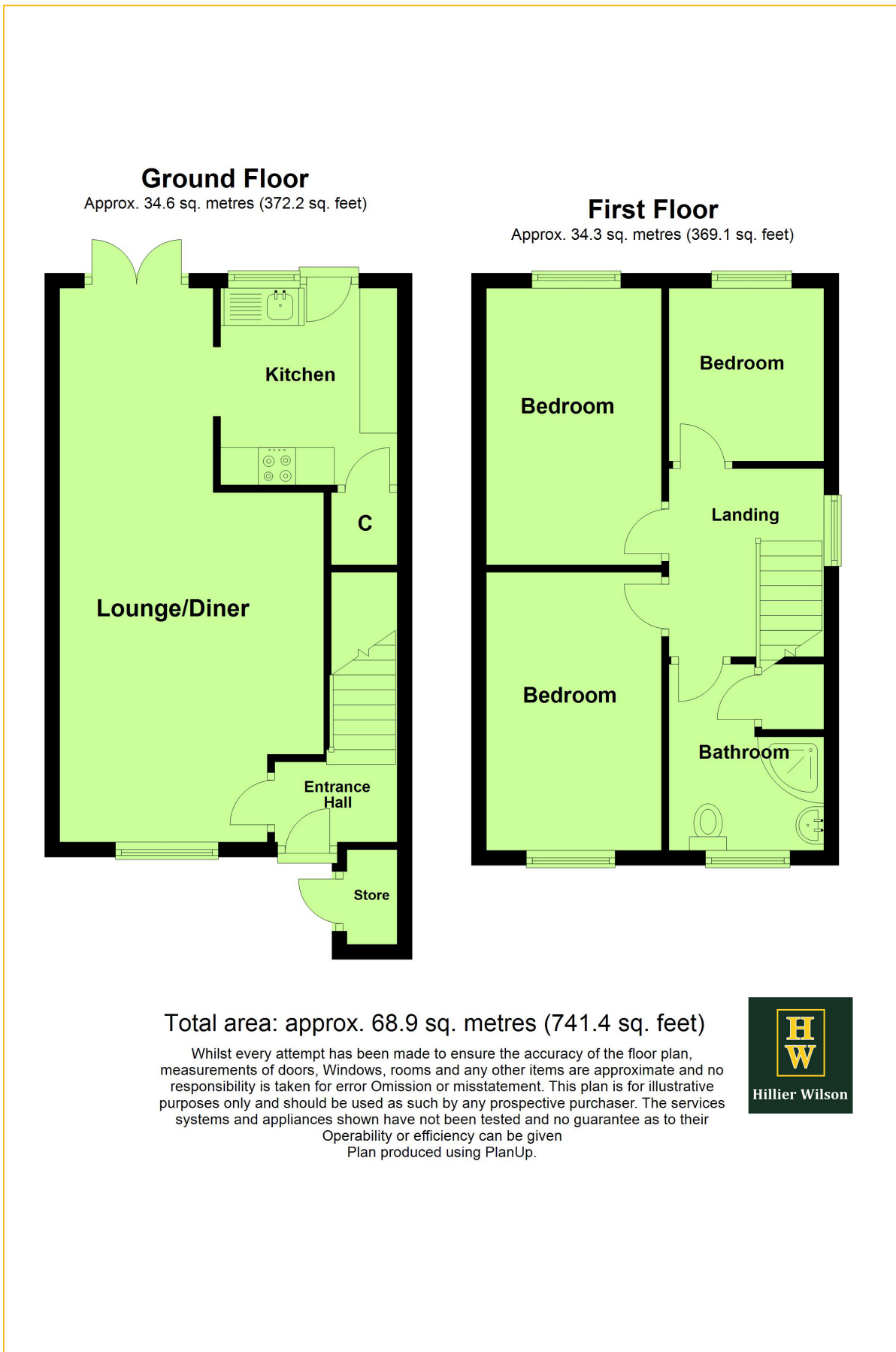


9 Sandpiper Close  
Creekmoor  
Poole BH17 7YE

Price **£340,000** Freehold



A SUPERBLY PRESENTED THREE BEDROOM  
END OF TERRACED FAMILY HOME SITUATED  
IN A QUIET AND POPULAR RESIDENTIAL  
LOCATION. AN INTERNAL VIEWING IS A  
MUST TO FULLY APPRECIATE.



- \* HALLWAY 5' 6" X 3' 7" (1.70m x 1.12m)**
- \* SITTING ROOM 15' 3" X 12' 5" (4.66m x 3.81m)**
- \* DINING AREA 9' 1" X 7' 6" (2.77m x 2.31m)**
- \* KITCHEN 9' 1" X 7' 8" (2.77m x 2.37m)**
- \* STAIRS RISING TO FIRST FLOOR**
- \* BEDROOM ONE 11' 5" X 9' 5" (3.50m x 2.89m)**
- \* BEDROOM TWO 12' 3" X 8' 8" (3.74m x 2.68m)**
- \* BEDROOM THREE 7' 6" X 6' 8" (2.31m x 2.07m)**
- \* FAMILY SHOWER ROOM 8' 2" X 6' (2.49m x 1.82m)**
- \* STUDY (PREVIOUSLY GARAGE) 14' X 8' (4.26m x 2.43m)**
- \* FRONT AND REAR GARDENS**
- \* UPVC DOUBLE GLAZED**
- \* GAS FIRED CENTRAL HEATING**







**ABOUT THIS PROPERTY**

Via the double glazed frosted front door gives access into the entrance hallway which has telephone point and stairs rising to the first floor. The spacious sitting room has window to front aspect, TV point and an archway leading through to the separate dining area which has double opening doors leading out to the rear garden. The kitchen has window and door to rear, range of wall and floor mounted cupboards, roll top working surfaces, wall mounted boiler, single sink with drainer and hot and cold tap, part tiled walls, understairs storage cupboard and space for cooker, washing machine, fridge and freezer.

The first floor landing has loft access via a hatch and window to side aspect. Bedroom one has window to front aspect and TV point. Bedrooms two and three both have windows to rear aspect with pleasant views over the rear garden. The family shower room has frosted window to front aspect, fully tiled walls, towel ladder radiator, airing cupboard with hot water tank and slatted shelving, low level flush WC, pedestal wash hand basin with mixer tap and shower cubicle with 'Mira' shower.

To the front of the property are two areas laid to shingle with low level brick wall borders and a central pathway leading to the front door. The low maintenance garden is mainly laid to patio and shingle with timber fence borders. Double opening gates give access to an off road parking space. A double glazed door gives access to the study, which was previously a garage, and has light and power. Timber gate to the side.





**DIRECTIONS:**

From The Broadway proceed to the Broadstone roundabout and take the first exit along Broadstone Way. Take the first right hand turning into Beechbank Avenue and at the second mini roundabout turn left into Creekmoor Lane. Sandpiper Close is the first turning on the left.

**COUNCIL TAX:** Band C. BCP Council (Poole).

**ENERGY EFFICIENCY RATING:** Band C

**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: R1800**