

38 Spruce Close  
Creekmoor  
Poole BH17 7YT

Price **£278,000** Freehold

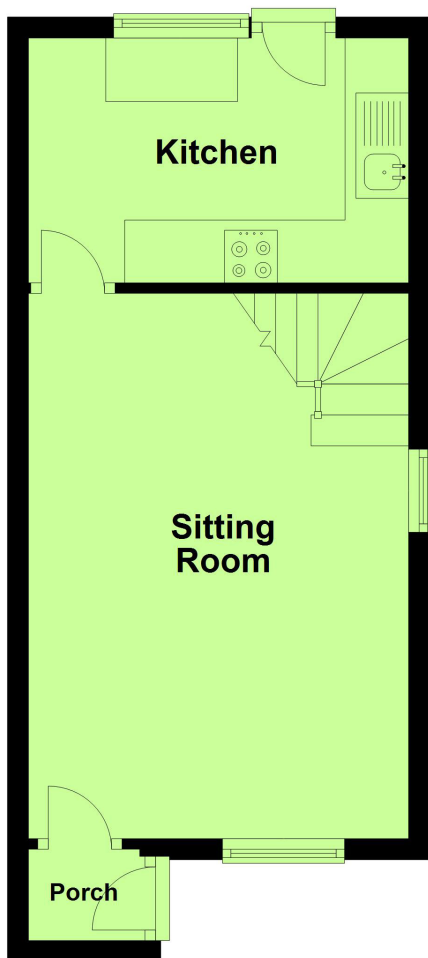


AN IDEAL FIRST TIME BUY, THIS TWO BEDROOM SEMI DETACHED HOUSE IS WELL PRESENTED THROUGHOUT AND SET IN A POPULAR RESIDENTIAL CUL-DE-SAC LOCATION BACKING ON TO WOODLAND.



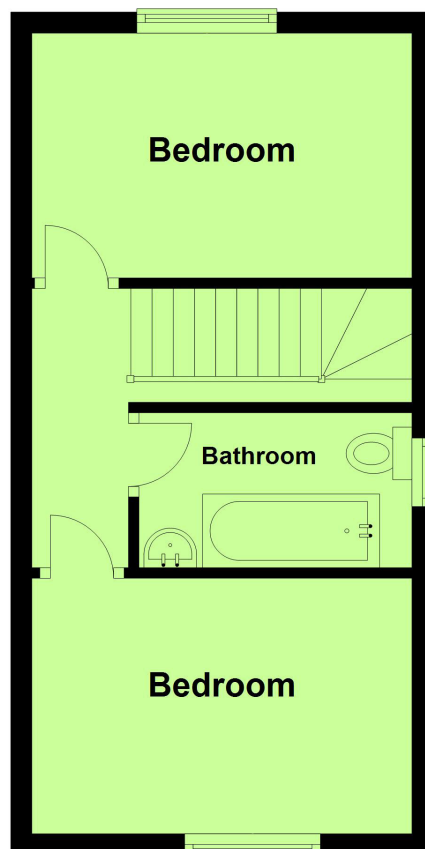
### Ground Floor

Approx. 28.5 sq. metres (306.5 sq. feet)



### First Floor

Approx. 27.5 sq. metres (295.5 sq. feet)



Total area: approx. 55.9 sq. metres (602.0 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.

**\* PORCH**

**\* SITTING ROOM 17' x 11'8" (5.18m x 3.59m)**

**\* KITCHEN 11'7" x 7'6" (3.56m x 2.31m)**

**\* BEDROOM ONE 9'7" TO WARDROBE FRONTS x 7'9" (2.95m x 2.4m)**

**\* BEDROOM TWO 11'8" x 7'6" (3.59m x 2.31m)**

**\* FAMILY BATHROOM 8'4" x 4'8" (2.56m x 1.46m)**

**\* FRONT AND REAR GARDENS**

**\* DRIVEWAY PROVIDING OFF ROAD PARKING**

**\* GAS FIRED CENTRAL HEATING WITH RADIATORS**

**\* DOUBLE GLAZED WINDOWS**











**ABOUT THIS PROPERTY**

Front door leads to the porch in turn leading to the sitting room via a glazed door, dual aspect windows to front and side and understairs storage cupboard. The modern fitted kitchen has a range of wall mounted and base storage cupboards and drawers, single bowl single drainer stainless steel sink unit with twin taps, space and plumbing for washing machine and dishwasher, space for cooker and upright fridge/freezer, part tiled walls, wall mounted Worcester gas fired central heating boiler which has been recently fitted, window and door to the rear garden.

Stairs lead from the sitting room to the first floor landing where there is access to loft space. Bedroom one has built in wardrobes and window to the front aspect. Bedroom two is to the rear with built in airing cupboard and window overlooking the garden. The bathroom has a white suite comprising low level flush WC, panel enclosed bath with mixer tap, fitted electric shower and shower screen, pedestal wash hand basin with mixer tap, fitted mirror above, fully tiled walls, wall mounted heated towel rail and built in shelving.

To the front of the property, there is a driveway providing off road parking and raised beds. The rear garden backs on to a wooded aspect and is mainly laid to paving with shrub and herbaceous borders. Timber shed.

**DIRECTIONS:**

From The Broadway proceed to the Broadstone roundabout and take the first exit along Broadstone Way. Take the first turning right into Beechbank Avenue and continue straight across the two mini roundabouts. Take the second turning on the right into Rowan Drive and then take the second turning on the left hand side into Spruce Close.

**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: R1816**