

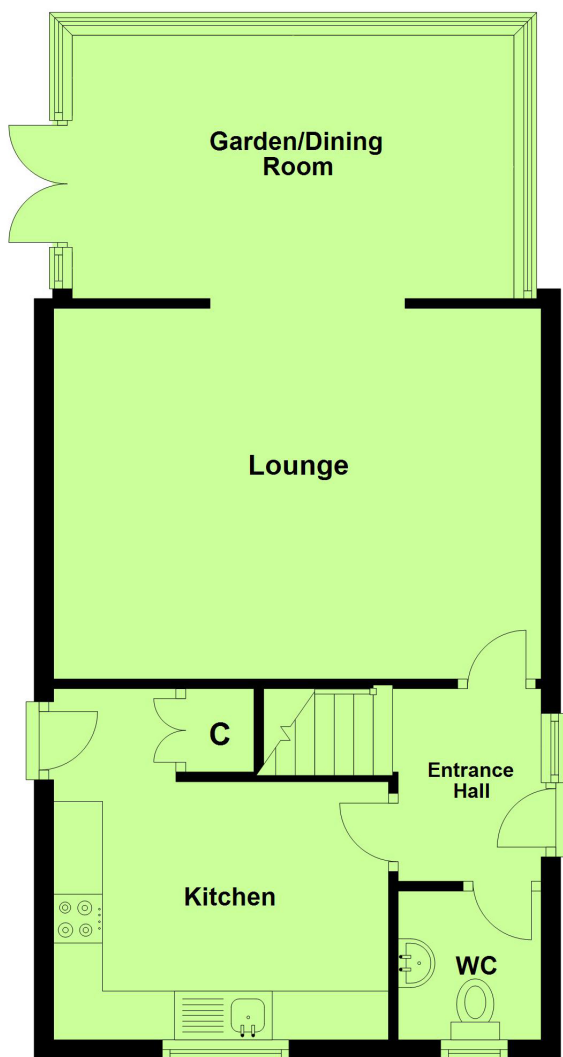
29 Sandpiper Close  
Creekmoor  
Poole BH17 7YE

Price **£390,000** Freehold

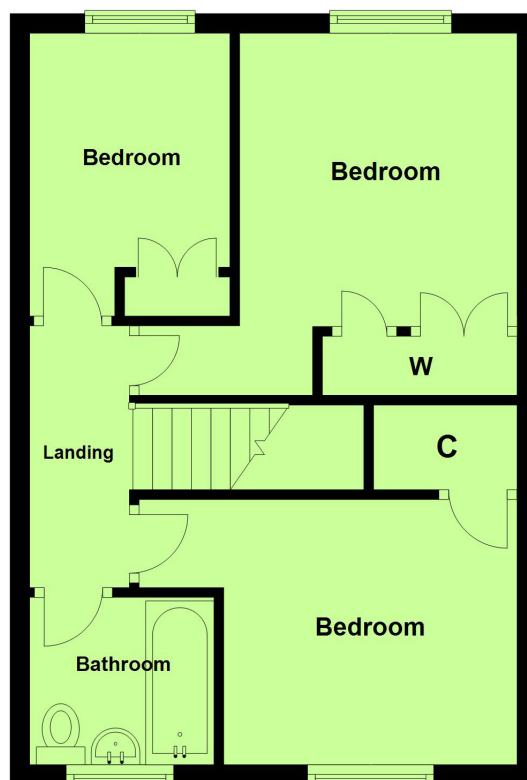


A VERY WELL PRESENTED THREE BEDROOM  
DETACHED FAMILY HOME SET IN A POPULAR  
CUL-DE-SAC LOCATION. AN INTERNAL VIEWING  
IS A MUST TO FULLY APPRECIATE.

**Ground Floor**



**First Floor**



**Total area: approx. 87.8 sq. metres (945.3 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**

**\* DOWNSTAIRS CLOAKROOM**

**\* SITTING ROOM 16' 5" X 12' 3" (5.02m x 3.74m)**

**\* KITCHEN 11' 8" X 11' 6" MAX (3.59m x 3.53m)**

**\* CONSERVATORY 13' 7" X 8' 1" (4.17m x 2.46m)**

**\* BEDROOM ONE 12' 3" X 9' 2" (3.74m x 2.80m)**

**\* BEDROOM TWO 9' 2" X 8' 4" (2.80m x 2.56m)**

**\* BEDROOM THREE 9' X 6' 8" (2.74m x 2.07m)**

**\* FAMILY BATHROOM 6' 4" X 5' 5" (1.95m x 1.67m)**

**\* GAS FIRED CENTRAL HEATING**

**\* DOUBLE GLAZING**

**\* DRIVEWAY PROVIDING OFF ROAD PARKING**

**\* SINGLE GARAGE**

**\* REAR GARDEN**









**ABOUT THIS PROPERTY**

Front door to the entrance hallway giving access to the principal rooms. The kitchen has a range of wall mounted and base storage cupboards and drawers, single bowl single drainer stainless steel sink unit with mixer tap, integrated appliances to include dishwasher and double oven, space and plumbing for washing machine, space for upright fridge/freezer, five ring burner gas hob with extractor fan above, understairs storage cupboard, door giving access to the side aspect, part tiled walls and tiled floor. The downstairs cloakroom comprises low level flush WC and wash hand basin with mixer tap, tiled splashback and vanity unit beneath. The spacious sitting room has a feature electric fireplace and is open plan to the conservatory which has triple aspect windows.

Stairs lead from the entrance hallway to the first floor landing which has access to loft space. There are two double bedrooms, both with built in wardrobes. The gas fired combination boiler can be located in bedroom two. Bedroom three is a single room with built in cupboard. The family bathroom comprises a white suite with low level flush WC, wash hand basin with mixer tap and vanity unit beneath, extractor fan, panel enclosed bath and fully tiled walls.

Outside, the front of the property is mainly laid to hard standing for off road parking and a tarmac driveway leads to the single garage. The rear garden is predominantly laid to lawn with feature gazebo and further paved area lending itself to outside living with brick built barbecue, pizza oven and entertaining area.







**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 hand side.

**COUNCIL TAX:** Band D      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: R1843**