

21 Chaffinch Close  
Creekmoor  
Poole BH17 7UR

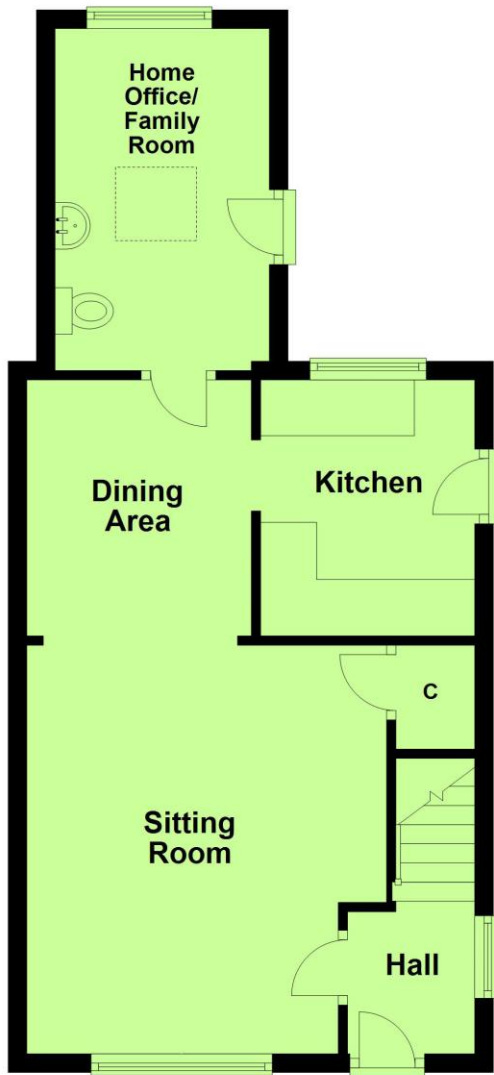
Price **£350,000** Freehold



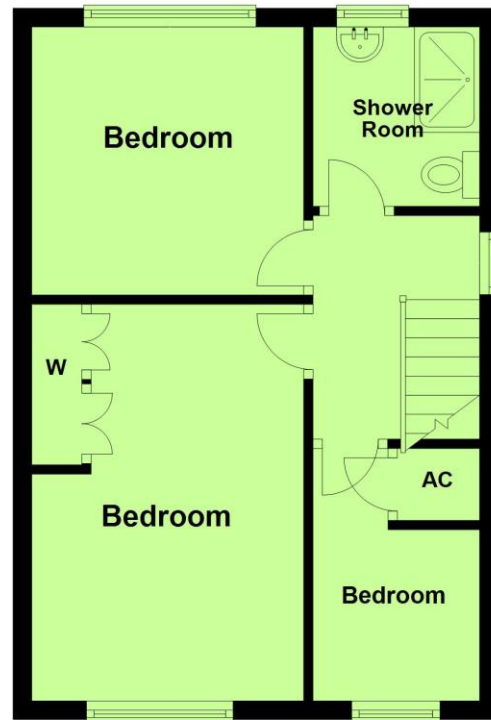
AN EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME SITUATED IN A QUIET AND POPULAR RESIDENTIAL LOCATION, BENEFITTING FROM NO FORWARD CHAIN AND THE POTENTIAL TO EXTEND, SUBJECT TO THE RELEVANT PLANNING PERMISSIONS.



**Ground Floor**



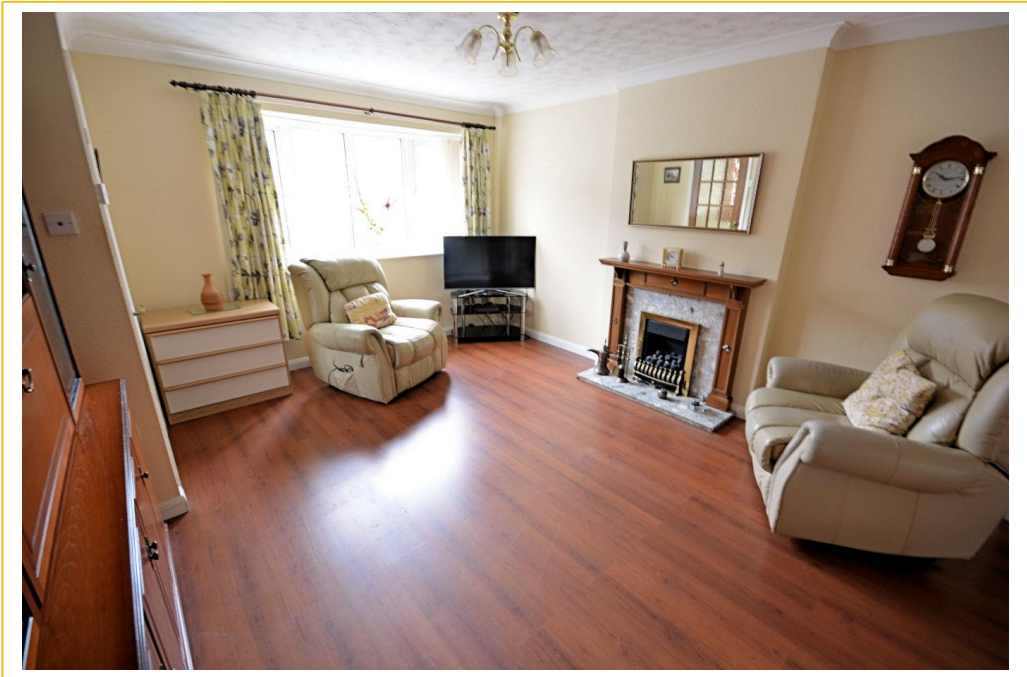
**First Floor**



**Total area: approx. 78.0 sq. metres (839.8 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 HALL 5'5" x 4'6" (1.68m x 1.4m)**
  
- \* **LOUNGE 14'2" x 12'6" (4.33m x 3.84m)**
  
- \* **DINING AREA 8'9" x 7'8" (2.71m x 2.38m)**
  
- \* **KITCHEN 8'9" x 7'5" (2.71m x 2.29m)**
  
- \* **HOME OFFICE/FAMILY ROOM 11'9" x 7'4" (3.63m x 2.26m)**
  - \* **STAIRS RISING TO FIRST FLOOR**
  
- \* **BEDROOM ONE 14'1" x 8'8" (4.29m x 2.68m)**
  
- \* **BEDROOM TWO 9'7" x 9'4" (2.95m x 2.87m)**
  
- \* **BEDROOM THREE 8'9" x 6'7" (MAXIMUM) (2.71m x 2.04m)**
  
- \* **FAMILY SHOWER ROOM 6'4" x 6' (1.95m x 1.83m)**
  - \* **DRIVEWAY PARKING**
  
  - \* **SINGLE DETACHED GARAGE**
  
  - \* **FRONT AND REAR GARDENS**
  
  - \* **UPVC DOUBLE GLAZED**
  
  - \* **GAS FIRED CENTRAL HEATING**
  
- \* **POTENTIAL TO EXTEND TO THE SIDE (STPP)**







**ABOUT THIS PROPERTY**

Via the double glazed frosted front door gives access into the entrance hall which has fuse box, window to side and stairs rising to the first floor. The spacious lounge has window to front aspect, wood effect flooring, TV point, understairs storage cupboard, central fireplace with inset gas fire with marble effect hearth, surround and wooden mantel and archway leading through to the separate dining area. The kitchen has window to rear aspect, double glazed frosted door to side, range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, single sink with drainer and mixer tap, space for tall fridge/freezer and washing machine, wall mounted 'Worcester' boiler and integrated appliances to include oven, four ring hob and extractor fan over. To complete the accommodation on the ground floor is the home office/family room, which was currently being used as a bedroom, which has skylight, window to rear aspect, double glazed frosted door to side, wood effect flooring, wall mounted electric heater, towel ladder radiator, vanity unit with inset wash hand basin with mixer tap and tiled splashback and low level flush WC.

The first floor landing has window to side aspect and loft access via a hatch. Bedroom one has window to front aspect, wood effect laminate flooring and a range of built in furniture to include drawers and wardrobes. Bedroom two has wood effect flooring, window to rear aspect with pleasant views over the garden and bedroom three has window to front aspect, wood effect flooring and airing cupboard with hot water tank and slatted shelving. The family shower room has frosted window to rear aspect, fully tiled walls, low level flush WC, pedestal wash hand basin with hot and cold tap and shower cubicle with sliding doors and 'Mira' shower.

To the front of the property is a small area laid to lawn with a block paved driveway along the side of the house providing off road parking for a number of vehicles in turn leading to the single detached garage which has up and over door, light, power and personal door to side. There is also an area to the side of the driveway which could provide additional off road parking. The low maintenance rear garden is predominantly laid to lawn with mature shrub and timber fence borders. Hardstanding for timber shed. Access into the garage. Tap. Gate to the side in turn leading to the front.





**DIRECTIONS:**

From The Broadway proceed to the Broadstone roundabout and take the first exit left along Broadstone Way. Take the first turning on the right into Beechbank Avenue and at the mini roundabout continue straight across. Chaffinch Close is the first turning on the left hand side.

**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: R1879**