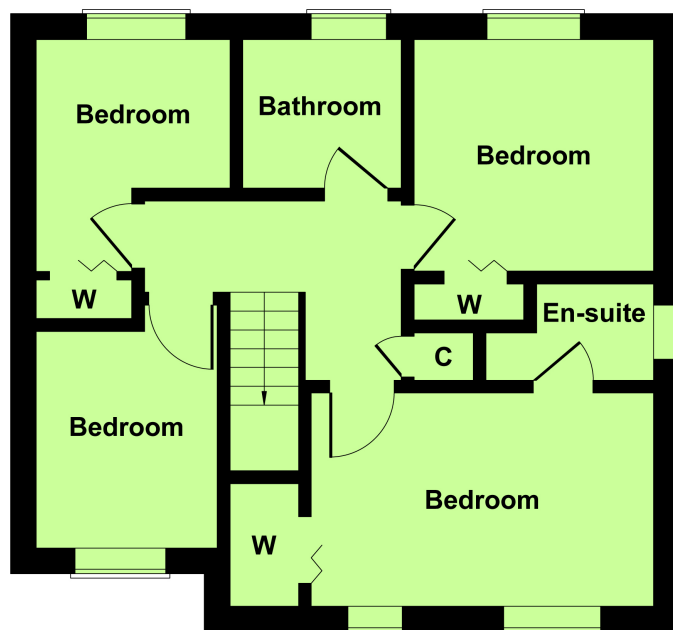


5 Woodpecker Drive
Creekmoor
Poole BH17 7SB

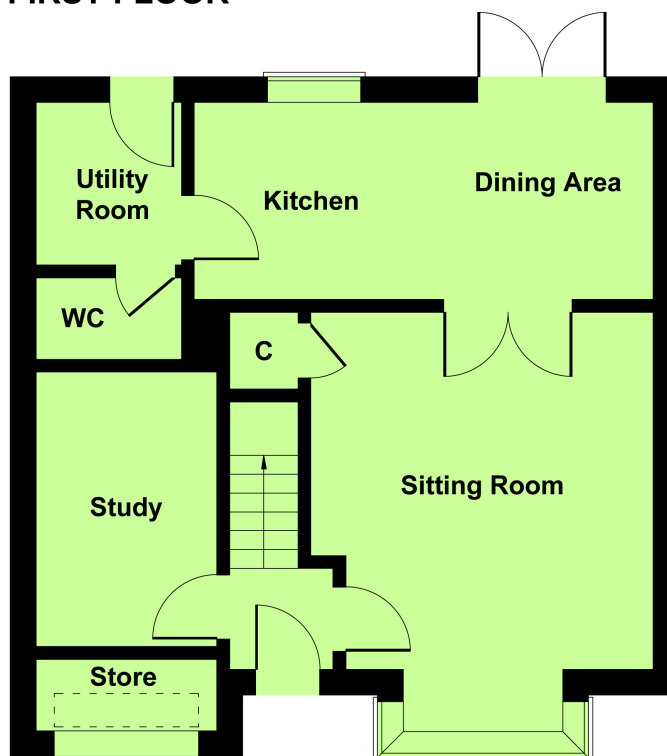
Price **£475,000** Freehold



A BEAUTIFULLY PRESENTED FOUR BEDROOM
DETACHED FAMILY HOME SET IN A QUIET
RESIDENTIAL LOCATION CLOSE TO CREEKMOOR
PONDS. VENDOR SUITED.



FIRST FLOOR



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



- * **ENTRANCE HALLWAY**
- * **SITTING ROOM 16' 5" INTO BAY X 10' (5.02m x 3.04m)**
 - * **KITCHEN/DINER 18' 5" X 9' 6" (5.63m x 2.92m)**
 - * **UTILITY ROOM 6' 3" X 3' (1.92m x 0.91m)**
- * **DOWNSTAIRS CLOAKROOM 5' 6" X 3' 1" (1.71m x 0.94m)**
 - * **STUDY 11' 8" X 7' 1" (3.59m x 2.16m)**
 - * **STAIRS TO FIRST FLOOR LANDING**
- * **BEDROOM ONE 13' 3" TO WARDROBE FRONTS X 9' 1" (4.05m x 2.77m)**
 - * **EN SUITE SHOWER ROOM 7' 4" X 4' 4" (2.25m x 1.34m)**
- * **BEDROOM TWO 9' 4" X 9' 4" TO WARDROBE FRONTS (2.86m x 2.86m)**
- * **BEDROOM THREE 9' 1" TO WARDROBE FRONTS X 7' 9" MAXIMUM (2.77m x 2.41m)**
- * **BEDROOM FOUR 8' MAXIMUM X 7' 2" MAXIMUM (2.43m x 2.19m)**
 - * **FAMILY BATHROOM 6' 3" X 5' 5" (1.92m x 1.67m)**
 - * **GAS FIRED CENTRAL HEATING & DOUBLE GLAZED**
 - * **FRONT AND REAR GARDENS**
 - * **OFF ROAD PARKING AND STORE AREA**







ABOUT THIS PROPERTY

Hard wood front door leads to the entrance hallway. The study (previously part of the single garage) has feature spotlighting. The sitting room is to the front of the property with feature bay window and understairs storage cupboard. The kitchen/diner has double opening doors to the rear garden and a range of wall mounted and base storage cupboards and drawers, roll top work surfaces, integrated appliances to include two ovens, five ring burner gas hob with extractor fan above, fridge/freezer and dishwasher, single bowl single drainer sink unit with mixer tap, integrated wine rack, breakfast bar and feature spotlighting. The utility room has door to the rear garden and space and plumbing for washing machine and tumble dryer, sink unit with mixer tap, roll top work surface and wall mounted gas fired central heating 'Worcester' boiler. The downstairs cloakroom has low level flush WC, wall mounted wash hand basin with twin taps, tiled splashback and fitted mirror.

Stairs lead from the entrance hallway to the first floor landing which has access to loft space and built in airing cupboard housing the hot water tank with slatted shelving above. Bedroom one is to the front of the property and benefits from built in mirror fronted wardrobes and en suite shower room which comprises low level flush WC, wash hand basin with mixer tap and vanity unit beneath, fitted medicine cabinet, part tiled walls, wall mounted heated towel rail, fully tiled shower cubicle and fitted mirror. Bedrooms two and three are to the rear of the property, both benefitting from fitted wardrobes. Bedroom four is to the front of the property. The family bathroom has a white suite comprising panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level flush WC, fitted medicine cabinet with mirror and part tiled walls.

Outside, the front of the property is decoratively laid to shingle and borders. A tarmac driveway provides off road parking and in turn leads to the store which has up and over door. The westerly facing rear garden is predominantly laid to lawn with generous patio area, raised shrub borders and access to the side of the property.





DIRECTIONS:

From The Broadway proceed to the main Broadstone roundabout and take the first exit left along Broadstone Way. Take the first turning right into Beechbank Avenue and continue into Longmeadow Lane. Woodpecker Drive is the second turning on the left hand side.

COUNCIL TAX: Band E. BCP (Poole) Council.

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: R1905