

22 Borley Road
Creekmoor
Poole BH17 7DT

Price **£410,000** Freehold



A TWO DOUBLE BEDROOM, TWO BATHROOM
DETACHED BUNGALOW, SITUATED IN A QUIET
AND POPULAR RESIDENTIAL LOCATION,
BENEFITTING FROM PRIVATE REAR GARDEN
AND SWIMMING POOL.



- * **L-SHAPED HALLWAY 10'1" x 8'5" (3.07m x 2.59m)**

- * **SITTING ROOM 15'4" x 9'9" (4.69m x 3.01m)**

- * **DINING AREA 10'4" x 8'8" (3.16m x 2.68m)**

- * **KITCHEN 18'9" x 9'8" (5.76m x 2.98m)**

- * **BEDROOM ONE 12'3" (MAXIMUM) x 8'7" TO WARDROBE FRONT (3.74m x 2.65m)**

- * **EN SUITE SHOWER ROOM 6'6" x 3'6" (2.01m x 1.09m)**

- * **BEDROOM TWO 13'9" x 9'9" (4.23m x 3.01m)**

- * **FAMILY SHOWER ROOM 5'9" x 5'5" (1.79m x 1.67m)**

- * **CAR PORT**

- * **DRIVEWAY PARKING**

- * **SOUTH WESTERLY FACING REAR GARDEN WITH SWIMMING POOL**

- * **OUTSIDE BAR**

- * **UPVC DOUBLE GLAZED**

- * **GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

At the side of the property, via an open storm porch, a UPVC double glazed front door gives access into the L-shaped entrance hallway which has wood effect flooring and access to loft room via a hatch. The sitting room has two frosted windows to side aspect, wood effect flooring, TV point and telephone point. The sitting room leads through to the dining area which has wood effect flooring and bi-fold doors giving access to the rear garden. The modern fitted kitchen has window to side aspect, range of wall and floor mounted cupboards, work surfaces over, two nests of three pan drawers, single sink with integrated drainer and mixer tap and integrated appliances to include microwave, fridge, freezer, dishwasher, washing machine, oven, grill, four ring ceramic hob and extractor fan over.

Bedroom one has window to front aspect, fitted wardrobes with mirror fronted doors and access into the en suite shower room which has frosted window to side, fully tiled walls, towel ladder radiator, tiled flooring, low level flush WC, vanity unit with inset wash hand basin and mixer tap and shower cubicle with shower. Bedroom two has window to front aspect and benefits from a range of fitted wardrobes. The family shower room has frosted window to side aspect, part tiled walls, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and shower cubicle with shower.

To the front of the property, a driveway provides off road parking for a number of vehicles in turn leading to the car port. One of the main features of this delightful property is the sizeable and secluded rear garden which has a patio running adjacent providing ample seating, two further patio areas, swimming pool, storage shed and bar with light and power. Access along the side in turn leads to the front.





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 at the second roundabout turn left into Creekmoor Lane. Borley Road is the fifth turning on the right hand side.

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: R1956