

62 Meadowsweet Road
Creekmoor
Poole BH17 7XT

Price **£345,000** Freehold



A THREE BEDROOM SEMI DETACHED
FAMILY HOME SITUATED IN A QUIET
AND POPULAR RESIDENTIAL LOCATION,
BENEFITTING FROM PRIVATE REAR
GARDEN, CONSERVATORY AND NO
FORWARD CHAIN.



Total area: approx. 97.8 sq. metres (1052.4 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 and 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 effenciency can be given
Plan produced using PlanUp.

- * **ENTRANCE HALL 6'6" x 3'1" (2.01m x 0.94m)**
- * **CLOAKROOM 5'7" x 2'5" (1.73m x 0.76m)**
- * **SITTING ROOM 16'1" x 14'8" (4.9m x 4.51m)**
- * **DINING AREA 8'4" x 7'5" (2.56m x 2.28m)**
- * **KITCHEN 9'5" x 7'3" (2.89m x 2.22m)**
- * **CONSERVATORY 13'2" x 12'3" (4.02m x 3.74m)**
- * **STAIRS RISING TO FIRST FLOOR**
- * **BEDROOM ONE 11'6" x 7'9" TO WARDROBE FRONT (3.53m x 2.4m)**
- * **EN SUITE SHOWER ROOM 7'7" x 3'1" (2.34m x 0.94m)**
- * **BEDROOM TWO 9'8" x 8' (2.98m x 2.43m)**
- * **BEDROOM THREE 6'8" x 6'5" (2.07m x 1.98m)**
- * **FAMILY BATHROOM 8'1" x 6'7" (MAXIMUM) (2.46m x 2.04m)**
- * **FRONT & REAR GARDENS**
- * **DRIVEWAY PARKING**
- * **SINGLE GARAGE**
- * **UPVC DOUBLE GLAZED**
- * **GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

A UPVC double glazed frosted front door gives access into the entrance hall which has wood effect laminate flooring, fuse box and access into the cloakroom which has frosted window to front aspect, wood effect laminate flooring, towel ladder radiator, vanity unit with inset wash hand basin and mixer tap with tiled splashback and low level flush WC. The light and airy sitting room has window to front aspect, TV point, telephone point and stairs rising to the first floor. The dining area has wood effect laminate flooring with archway leading through to the kitchen which has window to rear aspect, wood effect laminate flooring, range of wall and floor mounted cupboards, work surfaces over, part tiled walls, space and plumbing for washing machine, one and a quarter single sink with drainer and mixer tap and integrated appliances to include dishwasher, fridge, freezer, oven, four ring ceramic hob with extractor fan over and microwave. From the dining area, double opening doors lead to the light and airy conservatory which in turn via double opening doors leads to the rear garden.

The first floor landing has airing cupboard with hot water tank and slatted shelving. Bedroom one has two windows to rear aspect with pleasant views over the rear garden, fitted wardrobes with sliding doors and access into the en suite shower room which has fully tiled walls and flooring, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and shower cubicle with shower. Bedrooms two and three both have windows to front aspect. The family bathroom has frosted window to side, tiled flooring, part tiled walls, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and panel enclosed bath with mixer tap and shower over.

To the front of the property is an area laid to lawn and a driveway providing off road parking in turn leading to the single garage which has up and over door, ample storage, light, power and access to the rear. The secluded rear garden has a patio running adjacent to the property with the remainder being laid to lawn and further area laid to decking, all of which are bound by timber fence borders. Access along the side leads 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 right into Beechbank Avenue and continue into Longmeadow Lane. Meadowsweet Road is the first turning on the left 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: R1978