

17 Benmoor Road
Creekmoor
Poole BH17 7DS

Price **£325,000** Freehold



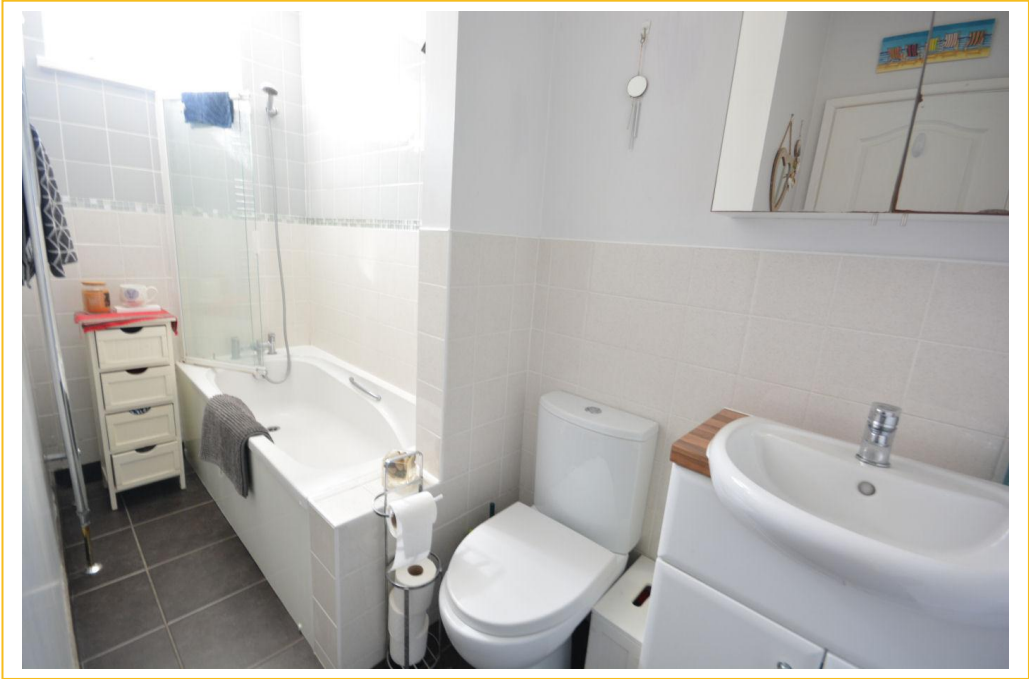
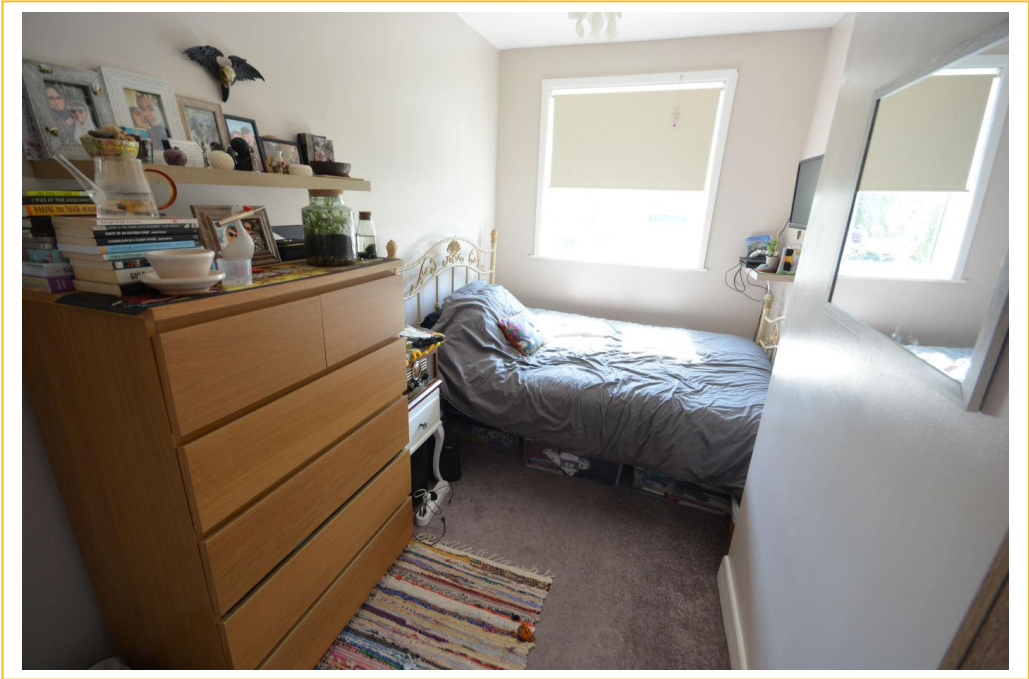
A WELL PRESENTED THREE BEDROOM,
TWO BATHROOM END OF TERRACE
FAMILY HOME, SITUATED AT THE END
OF A QUIET CUL-DE-SAC, BENEFITTING
FROM A SIZEABLE REAR GARDEN.



- * ENTRANCE HALL 4'4" x 3'8" (1.34m x 1.15m)**
- * SITTING ROOM 16'8" x 10'9" (5.12m x 3.32m)**
- * KITCHEN 9'9" x 9'4" (3.01m x 2.86m)**
- * UTILITY AREA 11'2" x 2'5" (3.41m x 0.76m)**
- * FAMILY/DINING ROOM 12'9" x 12'8" (3.93m x 3.91m)**
- * GROUND FLOOR BATHROOM 9'8" x 6'6" (2.98m x 2.01m)**
- * STAIRS RISING TO FIRST FLOOR**
- * BEDROOM ONE 12' x 11'2" (3.65m x 3.41m)**
- * EN SUITE SHOWER ROOM 4'5" x 4'4" (1.37m x 1.34m)**
- * BEDROOM TWO 13'2" x 7'1" (4.02m x 2.16m)**
- * BEDROOM THREE 10'3" x 6'7" (3.13m x 2.04m)**
- * DRIVEWAY PARKING**
- * SIZEABLE REAR GARDEN**
- * 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 stairs rising to first floor and access into the sitting room which has feature bay window to front aspect, TV point and understairs storage cupboard. The kitchen has a range of wall and floor mounted cupboards with work surfaces over, part tiled walls, one and a quarter single sink with drainer and mixer tap, tiled flooring, space for fridge and freezer and integrated appliances to include oven, four ring ceramic hob and extractor fan over. The utility area has double glazed frosted door to front, tiled flooring and space and plumbing for washing machine. An archway from the kitchen leads through to the family/dining room which has wood effect flooring and double opening doors leading to the rear garden. To conclude the accommodation on the ground floor is the family bathroom which has frosted window to rear aspect, tiled flooring, part tiled walls, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and bath with mixer tap and shower attachment over.

Bedroom one has two windows to front aspect, fitted wardrobes with mirrored front, two built in storage cupboards and access into the en suite shower room which has tiled flooring, part tiled walls, low level flush WC, wash hand basin with mixer tap and shower cubicle with shower. Bedrooms two and three both have windows to rear aspect with pleasant views over the garden.

To the front of the property is a recently laid tarmac driveway providing off road parking for a number of vehicles. One of the main features of this delightful property is the sizeable rear garden which has a patio running adjacent providing seating with further areas being laid to mature shrubs and lawn, central shingle pathway leading to the rear and hardstanding for greenhouse. Access along the side in turn leads to the front via a secured gate. There are three sheds, two at the bottom of the garden and a further one attached to the house. Please note the house has a right of way across the garden with the next door neighbours.

Please note the property has solar panels.





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 at the second mini roundabout turn left into Creekmoor Lane. Benmoor Road is the sixth turning on the right 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: R1990