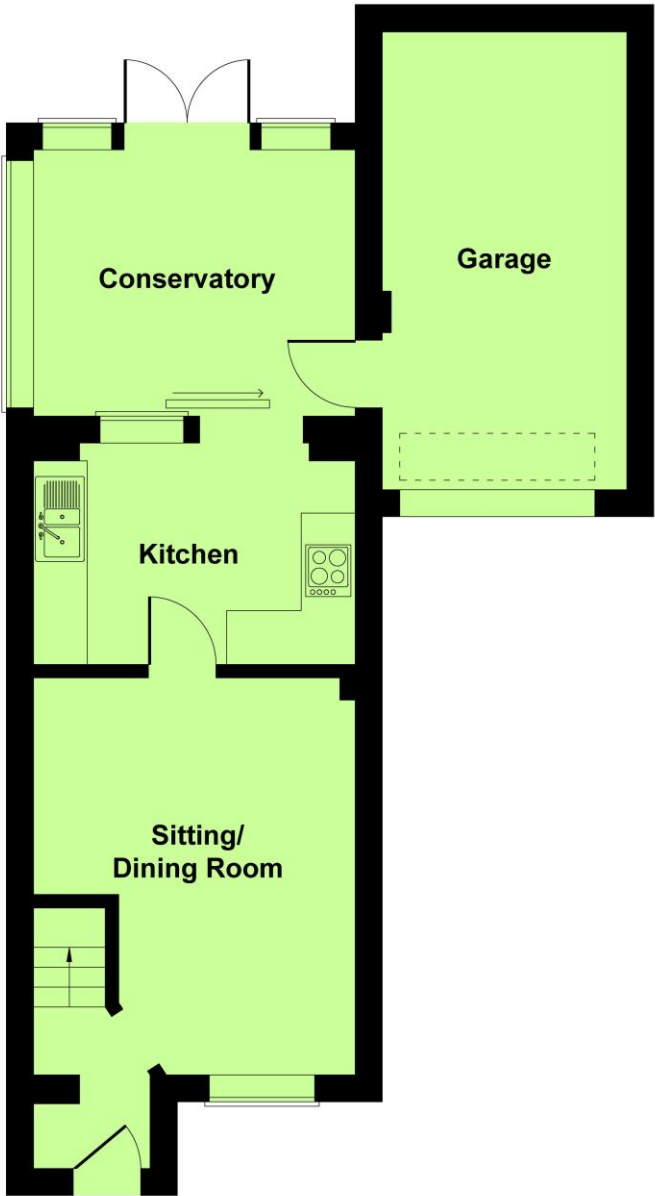


32 Bullfinch Close
Creekmoor
Poole BH17 7UP

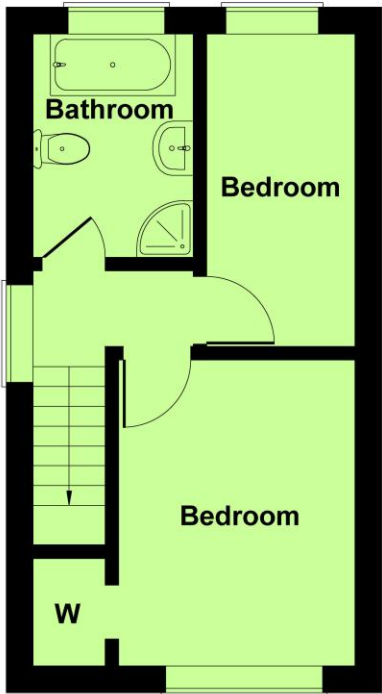
Price **£310,000** Freehold



A SUPERBLY PRESENTED TWO BEDROOM
DETACHED HOUSE BACKING ONTO THE
CASTLEMAN TRAILWAY, BENEFITTING
FROM CONSERVATORY, GARAGE AND
OFF ROAD PARKING.



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



*** ENTRANCE PORCH**

*** HALLWAY**

*** SITTING/DINING ROOM 14'6" x 11'9" (4.41m x 3.58m)**

*** KITCHEN 11'11" x 8'1" (3.63m x 2.46m)**

*** CONSERVATORY 11'5" x 9'9" (3.48m x 2.96m)**

*** STAIRS RISING TO FIRST FLOOR**

*** BEDROOM ONE 11'2" x 8'9" (3.4m x 2.66m)**

*** BEDROOM TWO 11'4" x 5'10" (3.45m x 1.77m)**

*** BATHROOM 8'2" x 5'10" (2.48m x 1.78m)**

*** GARAGE 16'8" x 8'11" (5.09m x 2.72m)**

*** DRIVEWAY PARKING**

*** FRONT AND REAR GARDENS**

*** GAS FIRED CENTRAL HEATING**

*** DOUBLE GLAZED**







ABOUT THIS PROPERTY

Front door leads to the entrance porch with built in storage cupboard. The sitting/dining room is to the front of the property with two double panelled radiators, understairs storage cupboard and doorway to the kitchen with a range of wall mounted and base storage cupboards and drawers, single bowl single drainer stainless steel sink unit with mixer tap, integrated double oven, four ring burner induction hob with extractor fan above, space for upright fridge/freezer, space and plumbing for washing machine and dishwasher, part tiled walls, tiled floor and sliding glazed door to the conservatory with wall mounted electric heater and personal door to the single garage.

Stairs lead from the hallway to the first floor landing where there is access to loft space. Bedroom one is to the front of the property with built in wardrobe and storage. Bedroom two is to the rear of the property. The modern fitted bathroom is also to the rear of the property and comprises low level flush WC, claw foot bath with central mixer tap and shower attachment, wash hand basin with mixer tap and vanity unit beneath, fully tiled corner shower cubicle with dual action showers, fully tiled walls, fitted mirror, shelf and wall mounted heated towel rail.

To the front of the property, there is a tarmac driveway providing off road parking in turn leading to the single garage with up and over door, overhead storage and Velux window. There is a lawned area and shrub border. The rear garden is predominantly laid to artificial grass, shrub and herbaceous borders, block paved patio area and timber storage shed. Outside power points, outside tap and gate leading to the front of the property.





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 mini roundabout continue straight across. Bullfinch Close is the first 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: R1999