

47 Chaffinch Close
Creekmoor
Poole BH17 7UR

Price **£335,000** Freehold



A THREE BEDROOM SEMI DETACHED FAMILY HOME SITUATED IN A POPULAR RESIDENTIAL LOCATION AND OFFERED TO THE MARKET WITH NO FORWARD CHAIN.



GROUND FLOOR

FIRST FLOOR

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



*** ENTRANCE HALLWAY 11'6" X 2'9" (3.53m x 0.88m)**

*** KITCHEN 10'8" X 5'8" (3.29m x 1.76m)**

*** LOUNGE/DINING ROOM 17'2" X 15'2" (5.24m x 4.63m)**

*** CONSERVATORY 9'1" X 8'2" (2.77m x 2.49m)**

*** STAIRS RISING TO FIRST FLOOR**

*** BEDROOM ONE 11'4" X 11'3" (3.47m x 3.44m)**

*** BEDROOM TWO 12'2" X 9'9" (3.71m x 3.01m)**

*** BEDROOM THREE 12'2" X 7'4" (3.71m x 2.25m)**

*** FAMILY BATHROOM 11'2" X 5'8" (3.41m x 1.76m)**

*** DRIVEWAY PARKING**

*** SINGLE GARAGE**

*** PRIVATE REAR GARDEN**

*** UPVC DOUBLE GLAZED**

*** GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

A UPVC double glazed frosted front door gives access into the entrance hallway which in turn via a sliding door leads through to the kitchen which has window to front aspect, range of wall and floor mounted cupboards, roll top working surfaces, part tiled walls, single sink with drainer and mixer tap, space for fridge/freezer and washing machine and integrated appliances to include oven, four ring ceramic hob and extractor fan over. The spacious lounge/dining room has window and sliding patio door to rear, TV point, stairs rising to first floor and access into the conservatory which has double opening doors leading out to the rear garden.

The first floor landing has loft access via a hatch and storage cupboard with slatted shelving and 'Glow Worm' boiler. Bedroom one has window to front aspect and bedrooms two and three both have windows to rear aspect with pleasant views over the rear garden with bedroom two benefitting from a built in storage cupboard. The family bathroom has frosted window to front aspect, part tiled walls, low level flush WC, pedestal wash hand basin with hot and cold tap, shower cubicle with shower and panel enclosed bath with hot and cold tap.

To the front of the property a tarmac driveway provides off road parking for a number of vehicles, in turn leading to the single garage which has up and over door, light and power. The secluded rear garden has a patio running adjacent to the property providing seating in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence borders. Access down the side of the property via a timber gate in turn leads to the front.





DIRECTIONS:

From The Broadway proceed to the main Broadstone roundabout taking the first left hand turning into Broadstone Way. After approximately half a mile turn right into Beechbank Avenue and at the mini roundabout continue straight across. Chaffinch Close is the first turning on the left.

COUNCIL TAX: Band C BCP Council (Poole)

ENERGY EFFICIENCY RATING: Band D

VIEWING: Strictly by appointment through **HILLIER WILSON.**

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PRIVACY POLICY

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REF: R2019