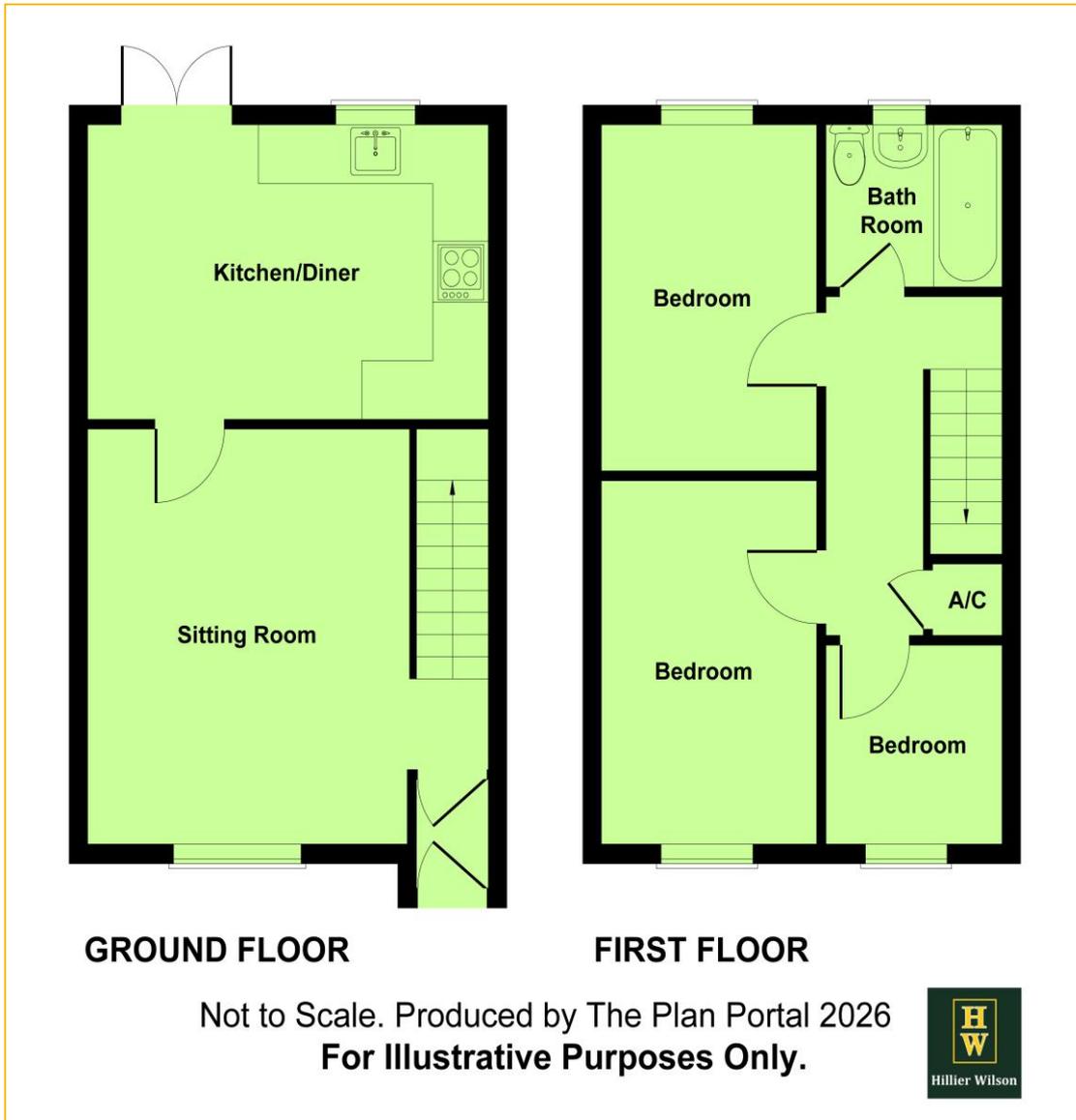


18 Hawthorn Drive
Creekmoor BH17 7YQ

Price **£350,000** Freehold



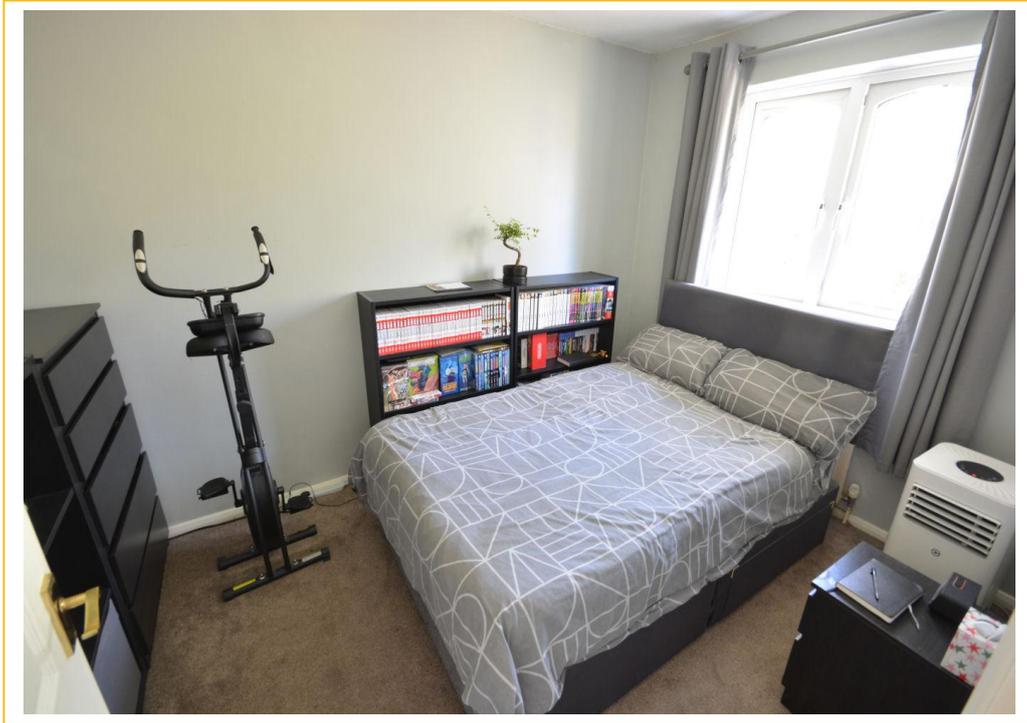
A SUPERBLY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN A QUIET AND POPULAR RESIDENTIAL LOCATION, BENEFITTING FROM KITCHEN/DINER AND SECLUDED REAR GARDEN BACKING ONTO WOODLAND.



- * HALLWAY 5'6" X 4'1" (1.71m x 1.24m)**
- * SITTING ROOM 14'4" X 14'1" (4.38m x 4.29m)**
- * KITCHEN/DINER 14'3" X 10' (4.35m x 3.04m)**
- * STAIRS RISING TO FIRST FLOOR**
- * BEDROOM ONE 12'4" X 7'8" (3.77m x 2.37m)**
- * BEDROOM TWO 11'3" X 7'8" (3.44m x 2.37m)**
- * BEDROOM THREE 6'8" X 6'2" (2.07m x 1.88m)**
- * FAMILY BATHROOM 6'1" X 5'6" (1.85m x 1.71m)**
- * SECLUDED REAR GARDEN**
- * DRIVEWAY PARKING**
- * SINGLE GARAGE**
- * UPVC DOUBLE GLAZED**
- * GAS FIRED CENTRAL HEATING**
- * POTENTIAL TO EXTEND (STPP)**







ABOUT THIS PROPERTY

The double glazed frosted front door gives access into the entrance hall which has wood effect flooring, telephone point and fuse box. The light and airy sitting room has stairs rising to first floor, window to front aspect and TV point. The kitchen/diner has window and double opening doors to the rear, range of wall and floor mounted cupboards, roll top working surfaces, part tiled walls, wood effect flooring, single sink with drainer and mixer tap, space for tall fridge/freezer and washing machine and integrated appliances to include oven and four ring ceramic hob.

The first floor landing has loft access via a hatch and airing cupboard with hot water tank and slatted shelving. Bedrooms one and three both have windows to front aspect with pleasant outlook with bedroom three benefitting from wood effect flooring and telephone point. Bedroom two has window to rear aspect with views over the garden and woodland beyond. The modern fitted family bathroom has frosted window to rear aspect, fully tiled walls, towel ladder radiator, low level flush WC, pedestal wash hand basin with mixer tap and panel enclosed bath with mixer tap and shower over.

To the front of the property a tarmac driveway provides off road parking for a number of vehicles in turn leading to the single detached garage which has up and over door, light and power. The secluded and low maintenance rear garden has a patio running adjacent providing seating with an area laid to artificial lawn and a number of flower beds, all of which are bound by timber fence borders. There is access to the woodland at the rear via a timber gate and access to the side in turn leads to the front.





DIRECTIONS:

From Broadstone Centre proceed to the main 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. Hawthorn Drive is the second turning on the right hand side.

COUNCIL TAX: Band C BCP (Poole) Council

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: R2080