

38 Meadowsweet Road  
Creekmoor BH17 7XT

Price **£365,000** Freehold



A SUPERBLY PRESENTED FOUR BEDROOM SEMI  
DETACHED FAMILY HOME, BENEFITTING FROM  
TWO BATHROOMS AND A CONSERVATORY.



Total area: approx. 102.2 sq. metres (1100.4 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 efficiency can be given.  
Plan produced using PlanUp.

- \* **ENTRANCE HALLWAY 7'7" X 5'9" (2.34m x 1.79m)**
  
- \* **GROUND FLOOR SHOWER ROOM 5'1" X 5'1" (1.55m x 1.55m)**
  - \* **KITCHEN 8'1" X 7'9" (2.46m x 2.40m)**
  
- \* **LOUNGE/DINING ROOM 19'6" X 14'7" (5.97m x 4.48m)**
  - \* **CONSERVATORY 13'3" X 10'4" (4.05m x 3.16m)**
    - \* **STAIRS RISING TO FIRST FLOOR**
  
- \* **BEDROOM ONE 11'3" TO WARDROBE FRONT X 10' (3.44m x 3.04m)**
  - \* **BEDROOM TWO 9'3" X 8'1" (2.83m x 2.46m)**
  
  - \* **BEDROOM THREE 10'2" X 7'9" (3.10m x 2.40m)**
  
- \* **BEDROOM FOUR 9'4" X 7'2" MAXIMUM (2.86m x 2.19m)**
  - \* **FAMILY BATHROOM 6'8" X 6'2" (2.07m x 1.88m)**
  
  - \* **GARAGE/STORE 10'4" X 8'5" (3.16m x 2.59m)**
    - \* **DRIVEWAY PARKING**
  
    - \* **REAR GARDEN**
  
    - \* **UPVC DOUBLE GLAZED**
  
    - \* **GAS FIRED CENTRAL HEATING**







**ABOUT THIS PROPERTY**

A double glazed frosted front door gives access into the entrance hallway which has wood effect flooring, access into the garage/store and access also into the ground floor shower room which has window to side, fully tiled walls, towel ladder radiator, low level flush WC, wash hand basin with mixer tap and walk in shower cubicle with shower. The modern fitted kitchen has window to front, range of wall and floor mounted cupboards, worksurfaces over, part tiled walls, one and a quarter single sink with drainer and 'Quooker' style tap with built in water filter, tiled flooring with electric underfloor heating and integrated appliances to include fridge, freezer, dishwasher, washing machine, oven, four ring ceramic hob and extractor fan over. The spacious lounge/dining room has TV point, understairs storage cupboard, window to rear, stairs rising to first floor and sliding patio doors giving access to the conservatory which has windows to side and rear, a number of power points and double opening doors leading out to the rear garden.

The first floor landing has loft access via a hatch. Bedroom one has window to rear and benefits from fitted wardrobes with sliding mirrored doors. Bedroom two has window to rear. Bedroom three and four both have windows to front. The modern fitted family bathroom has frosted window to side, fully tiled walls, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and P-shaped 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 garage/store which has electric roller door, light, power and access into the entrance hallway. The secluded rear garden has a patio running adjacent providing seating in turn leading to the remainder, all of which are bound by timber fence borders. Hard stand for shed.





**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 follow the road into Longmeadow Lane. Meadowsweet Road is the first turning on the left hand side.

**COUNCIL TAX:** Band C    BCP (Poole) Council

**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: R2110**