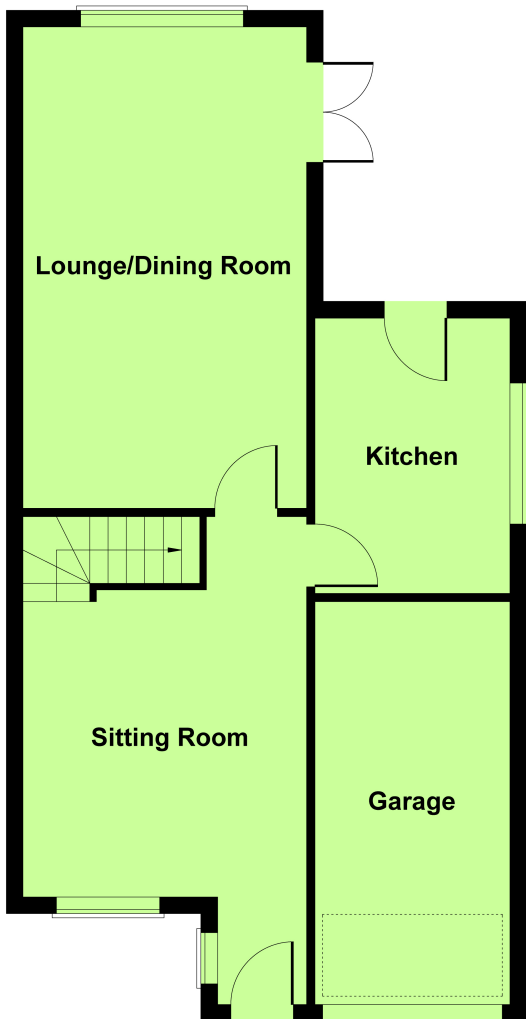


24 Nightjar Close
Creekmoor
Poole BH17 7YN

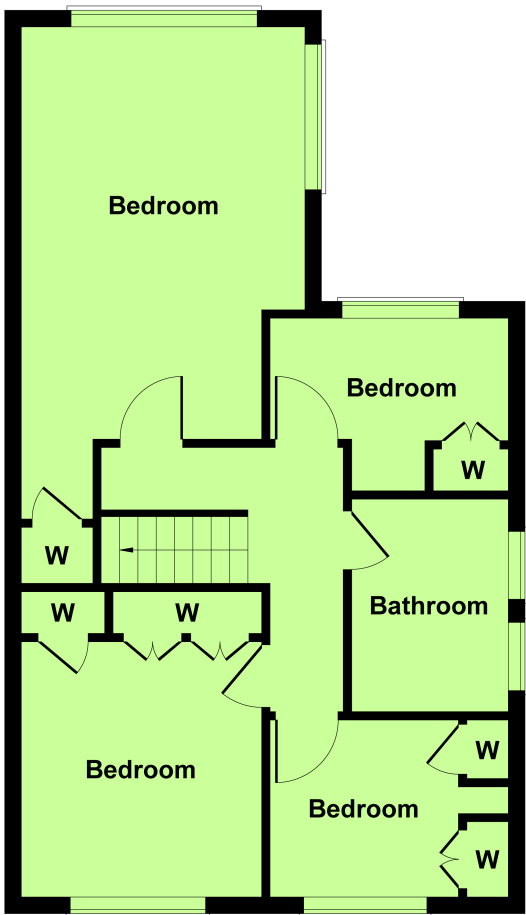
Price **£425,000** Freehold



AN EXTENDED FOUR BEDROOM, TWO RECEPTION
ROOM DETACHED FAMILY HOME SITUATED IN A
QUIET AND POPULAR RESIDENTIAL LOCATION.



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



- * ENTRANCE HALL AREA 4'5" X 2'8" (1.37m x 0.85m)**
- * SITTING ROOM 14'9" X 11'2" (4.54m x 3.41m)**
- * LOUNGE/DINING ROOM 18'9" X 11'1" (5.76m x 3.38m)**
 - * KITCHEN 11'4" X 7'8" (3.47m x 2.37m)**
 - * STAIRS RISING TO THE FIRST FLOOR**
- * BEDROOM ONE 16'1" X 11'1" (4.90m x 3.38m)**
- * BEDROOM TWO 10'1" TO WARDROBE FRONT X 9'4" (3.07m x 2.86m)**
 - * BEDROOM THREE 9'7" X 6'9" (2.95m x 2.10m)**
 - * BEDROOM FOUR 9'7" X 7'8" MAXIMUM (2.95m x 2.37m)**
 - * FAMILY BATHROOM 7'8" X 6'3" (2.37m x 1.92m)**
- * DRIVEWAY PARKING**
- * SINGLE GARAGE**
- * REAR GARDEN**
- * DOUBLE GLAZED**
- * GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

The timber frosted front door gives access into the entrance hall area which has frosted window to side in turn leading to the sitting room which has window to front, TV point, telephone point and stairs rising to the first floor. The light and airy lounge/dining room has window to rear, double opening doors leading out to the garden and TV point. The kitchen has timber stable door to rear, window to side, range of wall and floor mounted cupboards, roll top working surfaces, part tiled walls, one and a quarter single sink with drainer and mixer tap, space for tall fridge/freezer and dishwasher and integrated appliances to include oven, four ring hob and extractor fan over.

The first floor landing has loft access via a hatch with pull down ladder. Bedroom one has windows to rear and side and airing cupboard with hot water tank. Bedroom two has window to front, over stairs storage cupboard and fitted wardrobe with double opening doors. Bedroom three has window to front and fitted wardrobe with double opening doors and dressing table. Bedroom four has window to rear and fitted wardrobe with double opening doors and dressing table. The family bathroom has two frosted windows to side, low level flush WC, vanity unit with inset wash hand basin and hot and cold tap and bath with hot and cold tap.

To the front of the property is a pea shingle driveway providing off road parking for a number of vehicles in turn leading to the single garage which has up and over door, window to side, light, power, recently installed boiler and space and plumbing for washing machine. The rear garden is predominantly laid to lawn with a number of mature trees and a variety of fruit trees and fruit bushes, all of which are bound by shrub and timber fence borders. Access down the side in turn leads to the front.





DIRECTIONS:

From Broadstone Centre proceed to the main Broadstone roundabout, take the first exit into Broadstone Way and then take the first turning right into Beechbank Avenue. Continue all the way along Beechbank Avenue which merges into Longmeadow Lane. Once on Longmeadow Lane take the second turning left into Woodpecker Drive and Nightjar Close is the second turning on the right hand side.

COUNCIL TAX: Band D BCP (Poole) Council

ENERGY EFFICIENCY RATING: Band E

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: R2156