



27 Nightjar Close, Creekmoor, Poole, Dorset, BH17 7YN

Asking Price £395,000

- Four Bedrooms
- Southerly Facing Garden
- Modern Kitchen
- UPVC Double Glazing
- Modern Bathroom
- Detached Family Home
- Gas Central Heating
- Integral Garage & Driveway
- Ground Floor Extended
- No Chain!

27 Nightjar Close, Poole BH17 7YN

No chain! We are delighted to offer for sale this immaculate and spacious detached family home situated in a popular road in Creekmoor!



4



1



2



D

Council Tax Band: D



Nightjar Close

The property is accessed via a double glazed door into the porch, leading through to a fantastic entrance dining/family room space, which has a front aspect window, feature wood panelling and stairs rising to the first floor.

The lounge is a light and airy room with wood effect laminate flooring and double opening doors opening to the rear garden.

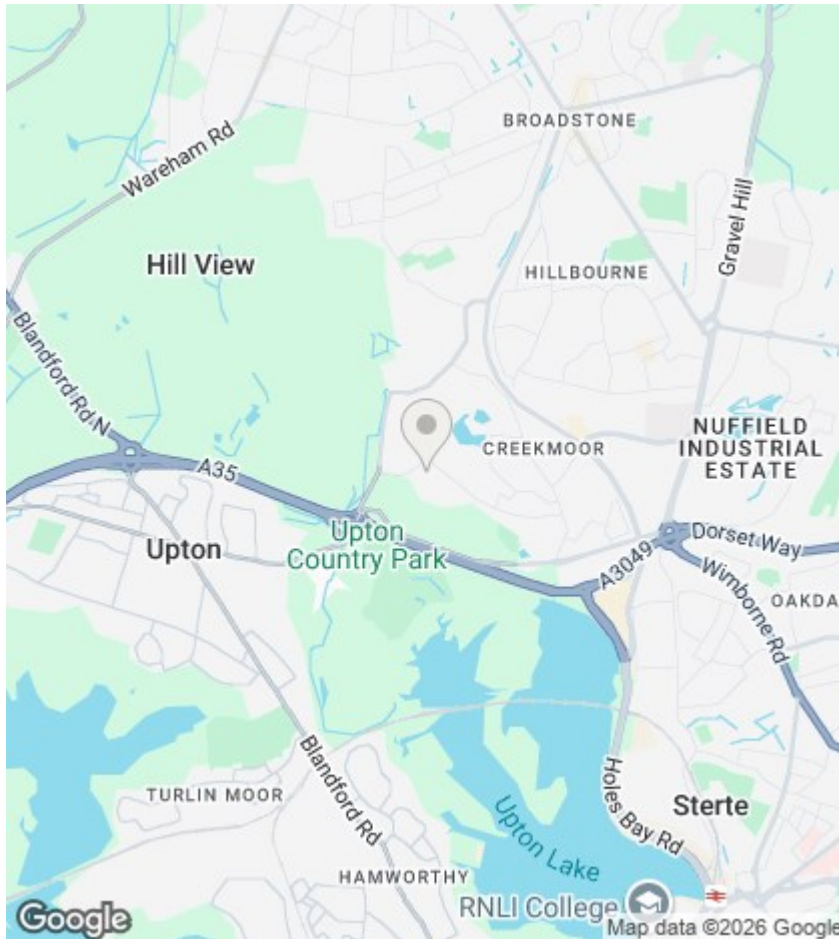
The modern 'Magnet' kitchen is fitted with a range of wall and floor mounted cupboards, 'Quartz' work surfaces and a selection of integrated appliances. There are windows to the side and rear aspects, a side door and space for additional appliances.

The property has four bedrooms, with bedroom one benefiting from built in wardrobes, bedroom two having a useful over stairs storage cupboard and bedroom four enjoying views over the rear garden. The modern family bathroom is fully tiled and fitted with a bath and shower over, vanity unit with wash hand basin and low level WC.

Outside, the front garden is laid to lawn, with a block paved driveway providing off road parking for a couple of vehicles and access to the single garage.

The southerly facing rear garden has a patio area adjoining the property, leading to a lawned garden with borders and timber fencing. Side access is available.

Situated close to a host of amenities, bus routes, Creekmoor lakes, Upton Country Park and Upton Heath, this property is sure to make an ideal family home. Internal viewings come highly recommended to avoid disappointment.



Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

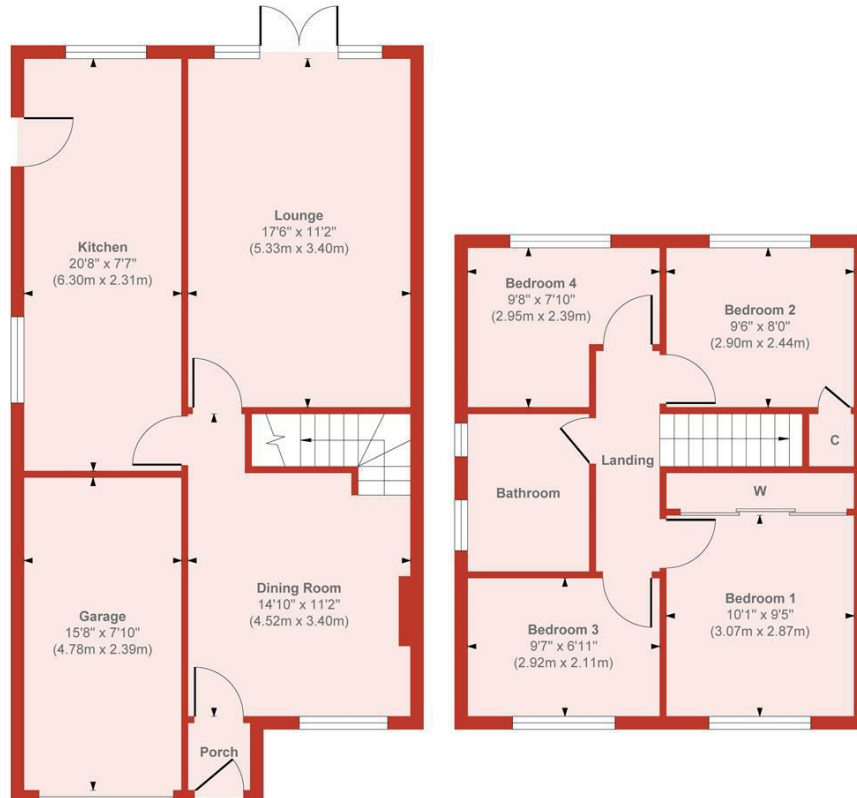
Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Ground Floor
Approximate Floor Area
681 sq. ft
(63.30 sq. m)

First Floor
Approximate Floor Area
455 sq. ft
(42.31 sq. m)

Approx. Gross Internal Floor Area 1136 sq. ft / 105.61 sq. m (Including Garage)

Produced by Elements Property