



Blackbird Close, Creekmoor, BH17 7YB

Asking Price £365,000

- Three Bedrooms
- Partially Converted Garage
- Private Rear Garden
- Larger Than Average Third Bedroom
- Driveway for Two Cars
- Semi Detached House
- Gas Central Heating
- Open Plan Kitchen/Dining/Living
- Beautifully Presented
- Must Be Seen!

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We are delighted to offer for sale this beautifully presented, modern semi detached family home situated in Creekmoor, near Poole.



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E

Council Tax Band: C

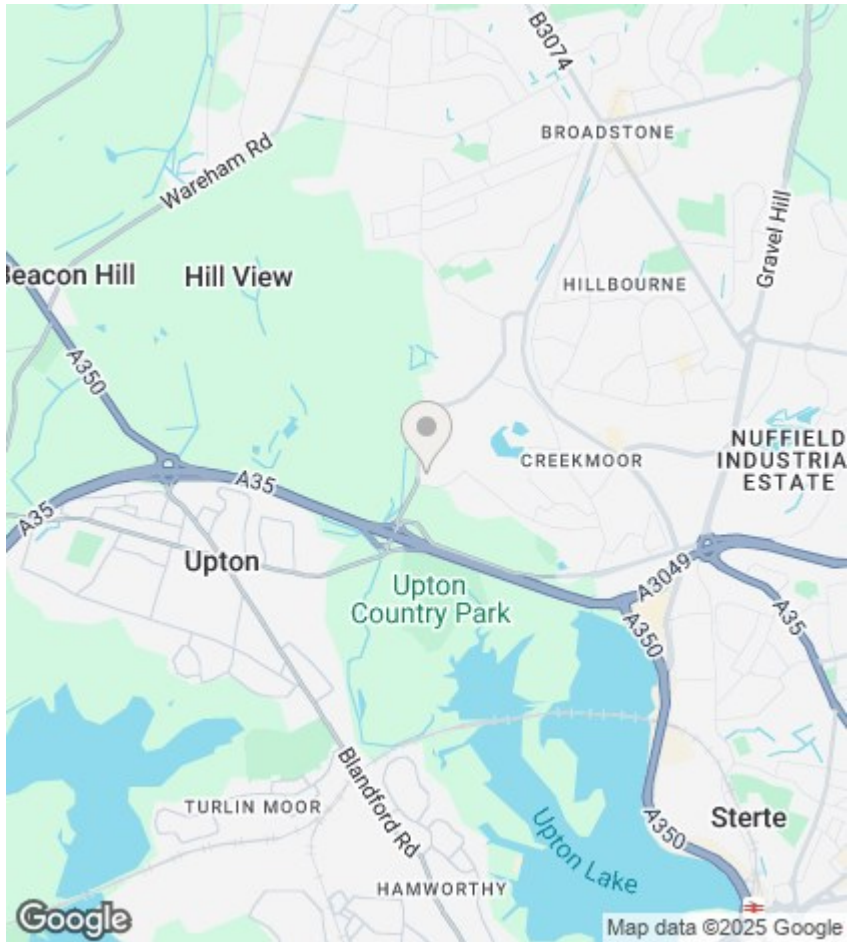


Blackbird Close

The extremely well maintained and modernised accommodation has been centered around open-plan family living and also lends itself ideally to entertaining. Briefly comprising; three bedrooms (third bedroom considerably larger than average at this price point), living area which seamlessly flows into a dining area and fully fitted kitchen. There are new sliding doors leading directly to the rear garden and upstairs, there is a bathroom and separate toilet. The current owners have partially converted the garage to create an office/work space ideal for those working from home.

Additional benefits include; gas central heating, UPVC double glazing, storage area in the remaining part of the garage ideal for various other items and a driveway for two vehicles. The rear garden has been designed for low maintenance with a decking area and artificial lawn. There is also a large summer house/cabin and a children's play area. All is enclosed by panel fencing.

Situated in a cul-de-sac in a popular road in Creekmoor, we believe this property will make an ideal family home and viewings come highly recommended to appreciate what this home has to offer. To arrange, or for more information, please contact our Upton office at your earliest convenience.



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:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

