



1 Cabot Lane, Creekmoor, Poole, BH17 7BX

**Asking Price £359,950**

- Detached House
- Built in 2017
- Off-Road Parking
- Kitchen/Family Room
- Downstairs Toilet
- Three Bedrooms
- Remainder of Build Guarantee
- Wrap Around Garden
- Two Bath/Shower Rooms
- Close to Amenities



# 1 Cabot Lane, Poole BH17 7BX

Built in 2017, this detached home offers social open plan living combined with a nice sized garden and off-road parking for three cars.



Council Tax Band: D



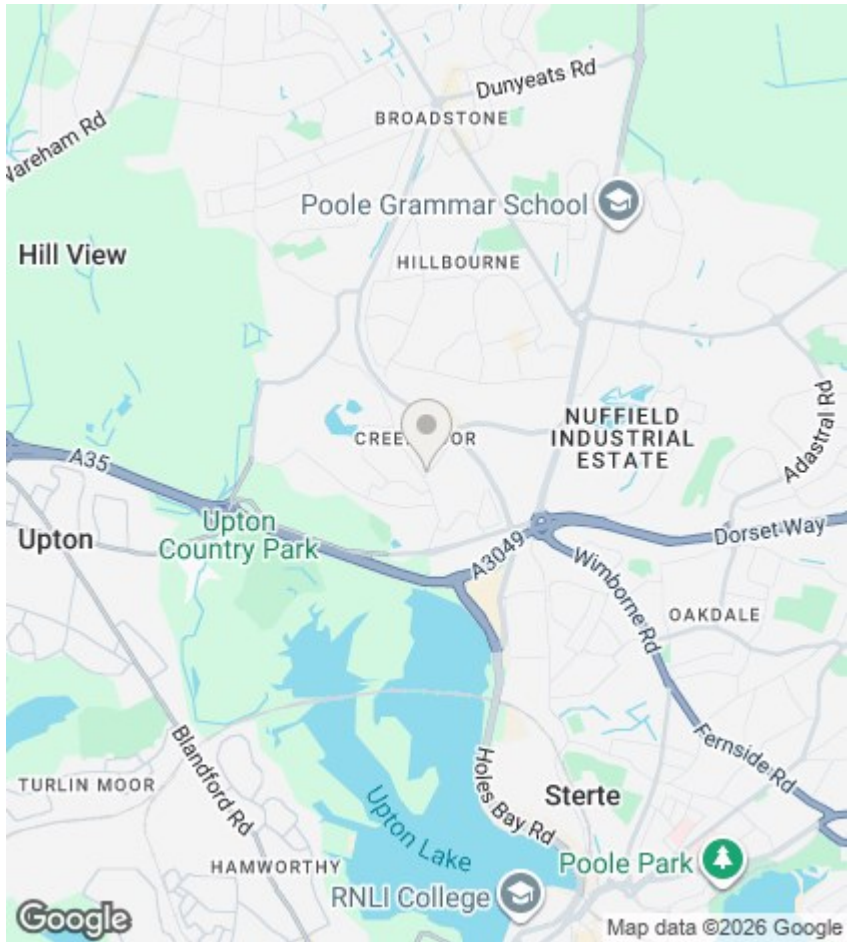
### Cabot Lane

Designed with a focus on a useable, social living space this property offers spacious accommodation ideal for families and young couples alike. Briefly, the home comprises: three good sized bedrooms, separate snug lounge, open plan kitchen/family room, en-suite shower room, downstairs toilet and family bathroom.

The garden wraps around the side of the property allowing for the different spaces to be dedicated to specific uses - currently, a patio area abuts the rear of the kitchen; there is a veg growing area to the side of the property and the rest is majority laid to lawn. Further benefits include off-road parking for three cars, skylight on the landing, UPVC double glazing, gas central heating, remainder of build guarantee, integrated appliances and a position close to a range of amenities.

In our opinion, internal viewing is a necessity in order to appreciate the space on offer here. To arrange, or for more information, please call 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.

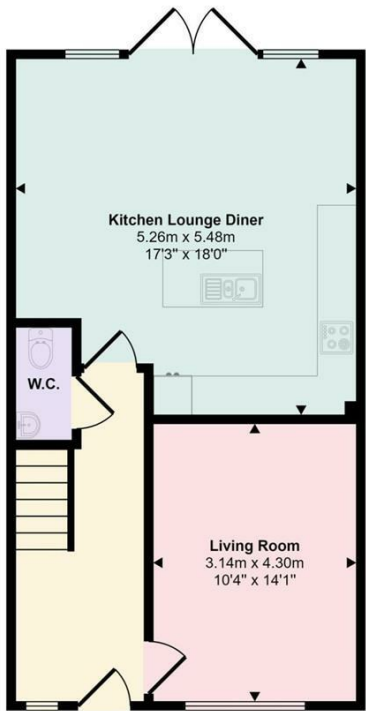
### Viewings

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

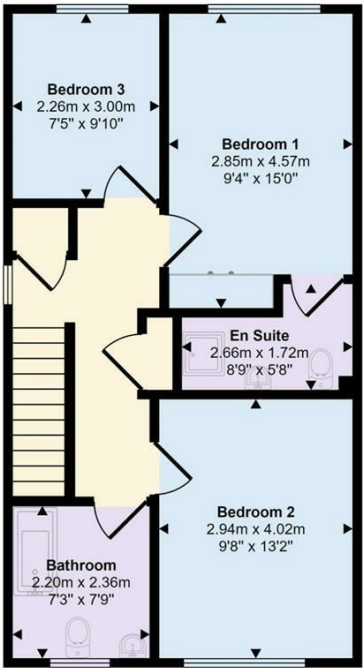
### EPC Rating:

B

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | 94                      |
| (81-91) <b>B</b>                            | 84      |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



Ground Floor



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.