



## Sandpiper Close, Creekmoor, Poole, Dorset

### Offers invited £365,000

£365,000 (Guide Price). CREEKMOOR. This detached home located in Sandpiper Close, Poole, is being offered with NO FORWARD CHAIN. Entrance hall, downstairs cloakroom, lounge with front facing aspect. Double doors lead from the lounge to a spacious and modern open plan kitchen dining room with integrated appliances. Patio doors from the kitchen open up onto the rear garden with decking and lawn area with established borders. Upstairs there are three bedrooms (two doubles and a single room) and a family bathroom with tiled walls and white suite. Outside to the front is an easy maintenance garden and driveway with parking for several cars through double wooden gates. Council tax band D. Viewings are highly recommended.



## FRONT DOOR AND ENTRANCE HALL

9'4" x 3'9" (2.87 x 1.15)

Upvc double glazed door leading into the entrance hall. White ceiling, white walls and fitted carpet. Ceiling lighting. Radiator. Light switches. Stairs to first floor and landing area.

## CLOAKROOM

5'6" x 2'8" (1.69 x 0.83)

Wooden panelled door leading into this modern cloakroom. White ceiling, emulsion painted walls and fitted lino flooring. Ceiling lighting. Radiator. Sink with metal fittings, wc with seat, lid and cistern flush. Upvc double glazed window to side aspect.

## LOUNGE

13'11" x 12'4" (4.25 x 3.78)

White wooden door with glass panels leading into the lounge. White ceiling, white walls and fitted carpet. Upvc double glazed window overlooking front aspect. Radiator. Light switch, plug sockets, TV socket. Two white painted wooden and glass panelled doors leading into the open plan kitchen dining room.

## OPEN PLAN KITCHEN DINING ROOM

17'2" x 11'11" (5.25 x 3.64)

Double doors leading from the lounge into this modern and spacious kitchen dining room. White ceiling, emulsion painted walls and tiled around worktops. Wood effect flooring. Ceiling lighting. A range of cream fronted wall, base and drawer units with fitted handles and laminate worktops. Ceramic sink with drainer and metal fittings. Integrated dishwasher, integrated washing machine. Stainless steel and glass extractor fan coming from ceiling. Four ring hob and electric double oven with grill. Integrated fridge freezer. Upvc double glazed window overlooking rear garden. Upvc double glazed sliding patio door with fixed side pane. Upvc double glazed back door leading out to the side and drive. Light switch, plug sockets and fuses switches. Built in understairs cupboard with wooden door. Radiator. Wall mounted boiler in cupboard.

## STAIRS AND LANDING

11'1" x 10'4" x 3'7" (3.40 x 3.16 x 1.10)

Leading from the hall, continuation of the decor with white ceiling, white walls and fitted carpet. Ceiling lighting. Upvc double glazed window overlooking side aspect. Light switch. Doors to all first floor rooms.

## BEDROOM ONE (PRINCIPLE)

9'7" x 13'11" x 17'0" into recess of the room (2.93 x 4.25 x 5.20 into recess of the room)

Wooden door leading into this spacious principle double bedroom with front facing aspect. White ceiling, white walls and fitted carpet. Ceiling lighting. Two radiators. Light switch and plug sockets. Two upvc double glazed windows overlooking front aspect.

## BEDROOM TWO (DOUBLE REAR FACING)

9'7" x 7'11" (2.93 x 2.43)

Panelled wooden door leading into this double bedroom with rear facing aspect. White ceiling, white walls and fitted carpet. Ceiling lighting. Radiator. Upvc double glazed window overlooking rear garden. Light switch and plug sockets.



## **BEDROOM THREE (SINGLE REAR FACING)**

7'11" x 7'2" (2.43 x 2.20)

Wooden door leading into this good sized rear facing single bedroom. White ceiling, white walls and fitted carpet. Ceiling lighting. Light switch and plug sockets. Upvc double glazed window overlooking rear garden. Radiator.

## **BATHROOM**

8'3" x 5'10" (2.54 x 1.78)

Wooden panelled door leading into the bathroom. White ceiling, tiled walls and fitted lino flooring. White suite consisting of bath with metal fittings, shower screen, wc with seat and lid and boxed in vanity unit with inset white sink with metal fittings.

## **REAR GARDEN**

The enclosed sunny aspect rear garden has a decked area leading onto the lawn with established borders with plants. Driveway to the side of the property leading to the garage and wooden gates leading to the front of the property.

## **FRONT GARDEN AND DRIVE**

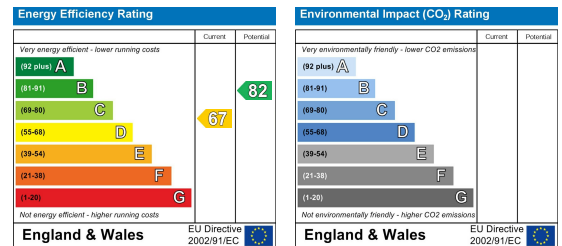
The front garden is easy maintenance with shingle and plants. Driveway to the right of the property leading to two wooden driveway gates. Tarmac drive beyond the gates leading to the garage and rear garden.

## **GARAGE**

Detached single garage to the far right hand side of the rear garden with up and over garage door. Brick built with concrete floor. Door to the side and window to the rear of the garage.

## **TENURE**

The property is FREEHOLD. It is offered with NO FORWARD CHAIN.



## Consumer Protection from Unfair Trading Regulation

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 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 with the agent to view before embarking on any journey to see a property.

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1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

## Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD