



**Primrose Gardens, Creekmoor  
Poole, BH17 7BF**



# Primrose Gardens, Creekmoor, Poole, BH17 7BF

## FREEHOLD PRICE £395,000

A well-presented 3 double bedroom, 2 bathroom, link detached home, with a garage, parking for 2 cars and a good sized south westerly facing garden. Set in a cul de sac, in a popular location in Creekmoor, the current owners have carried out many improvements to include fitting a new kitchen, replacing both the bathroom and the ensuite shower room, new boiler, redecorating and new flooring. A particular feature of the property is the attractive wood effect flooring running throughout the whole of the ground floor. The garden has a large timber deck, an area of lawn and the garden has had replacement fences to all sides.

- Well presented 3 double bedroom link-detached home
- Set in a popular location in Creekmoor
- Many improvements carried out by the current owners, and all decorated in soft neutral tones
- Spacious open plan lounge/dining room leading out to the garden
- Recently replaced kitchen with a range of cream units with roll top work surfaces over and fitted with a Beko gas hob, oven and extractor, space and plumbing for washing machine and fridge/freezer. Attractive tiled walls and replaced Worcester boiler
- Luxury fully tiled bathroom and ensuite shower room to bedroom 1
- Bedroom 1 and 2 with built in fitted wardrobes
- Gas central heating and double glazing
- South westerly facing fully enclosed rear garden with large timber deck and lawned area. The owners have replaced all the fences and have commented on how lovely it is over the summer to sit out there into the late evening
- Garage and off road parking for 2 cars
- Set in a quiet cul de sac with a nice lawned area to the side and communal parking area

Primrose Gardens is set in a popular location amongst similar properties, in this quiet cul de sac. Upton Country Park is just over a mile away and Poole Town Centre is 2.5 miles away. It is within easy access to Creekmoor Ponds with 14 acres of ponds and walks, and local schools. Broadstone is within a mile, and the A35 on hand with excellent road links to Ringwood and Dorchester.

**COUNCIL TAX BAND: D**

**EPC RATE: D**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

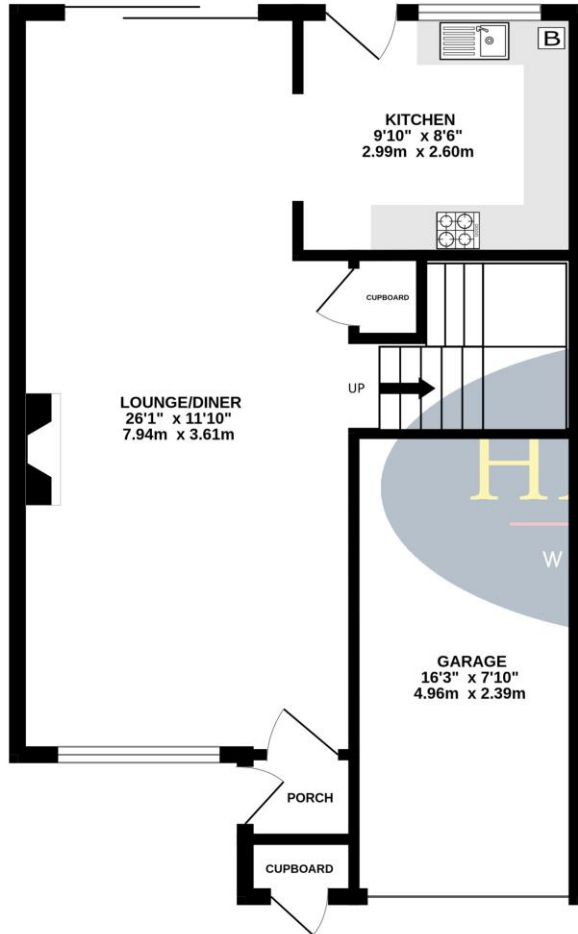




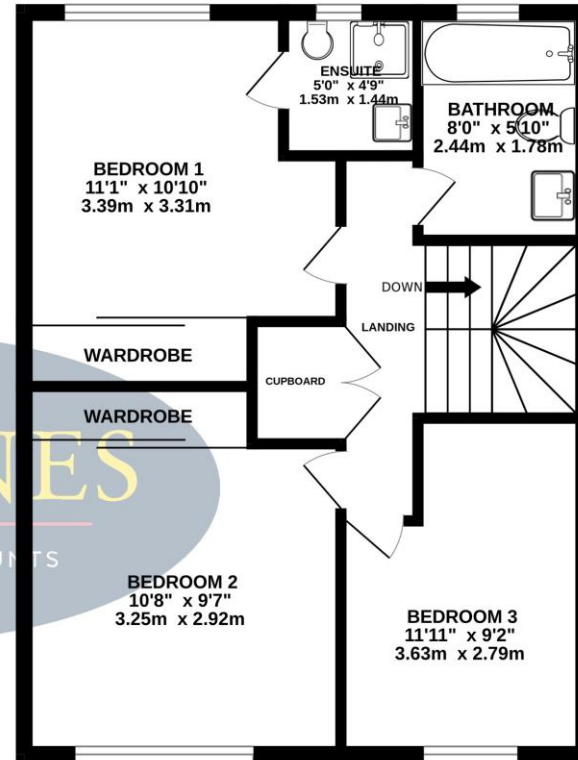




GROUND FLOOR  
565 sq.ft. (52.5 sq.m.) approx.



1ST FLOOR  
512 sq.ft. (47.6 sq.m.) approx.



**HEARNES**  
WHERE SERVICE COUNTS

TOTAL FLOOR AREA : 1077 sq.ft. (100.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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