

**12 Creekmoor Lane, Creekmoor,  
Poole, Dorset, BH17 7BS**



**HEARNES**

WHERE SERVICE COUNTS



# 12 Creekmoor Lane, Creekmoor, Poole, Dorset, BH17 7BS

## FREEHOLD PRICE £299,950

An attractive 2 double bedroom semi detached bungalow with a delightful 60' rear garden and excellent off road parking for 4/5 cars. The property is set off the road and enjoys a practical layout with the 2 bedrooms at the rear and the sitting room to the front. There is a separate kitchen with integrated appliances, shower room and further offers gas central heating, double glazing and a garage (presently used as a utility area with w.c, and a storage room). The property is situated in a very convenient area with a bus stop just outside and Upton Country Park being just 1 mile away.

- 2 double bedroom semi detached bungalow on a level plot
- Beautiful 60' rear garden offering patio area, lawn, shrubs, flowers, fruit trees and summer house
- Driveway and parking for 4/5 cars
- Garage (presently divided into a storeroom and utility room, with wc and plumbing for washing machine)
- Large lounge/dining room
- Kitchen fitted in a range of units with worktops over and fitted with integrated 4 ring gas hob, oven, extractor, space for dishwasher and under counter fridge
- Modern fully tiled shower room
- Airing cupboard off the hallway
- Gas central heating and double glazing throughout
- Ramped for wheelchair access with handrails
- Very attractive level garden with summer house and large lawn, bordered by lants, shrubs and trees

The home is set on Creekmoor Lane, opposite a bus stop and within half a mile to the local Co-op. Creekmoor Lakes and The Castleman Trailway are close by with Upton Country Park being within a mile. Poole Town Centre is just over 2 miles away.

COUNCIL TAX BAND: C

EPC RATE: D

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









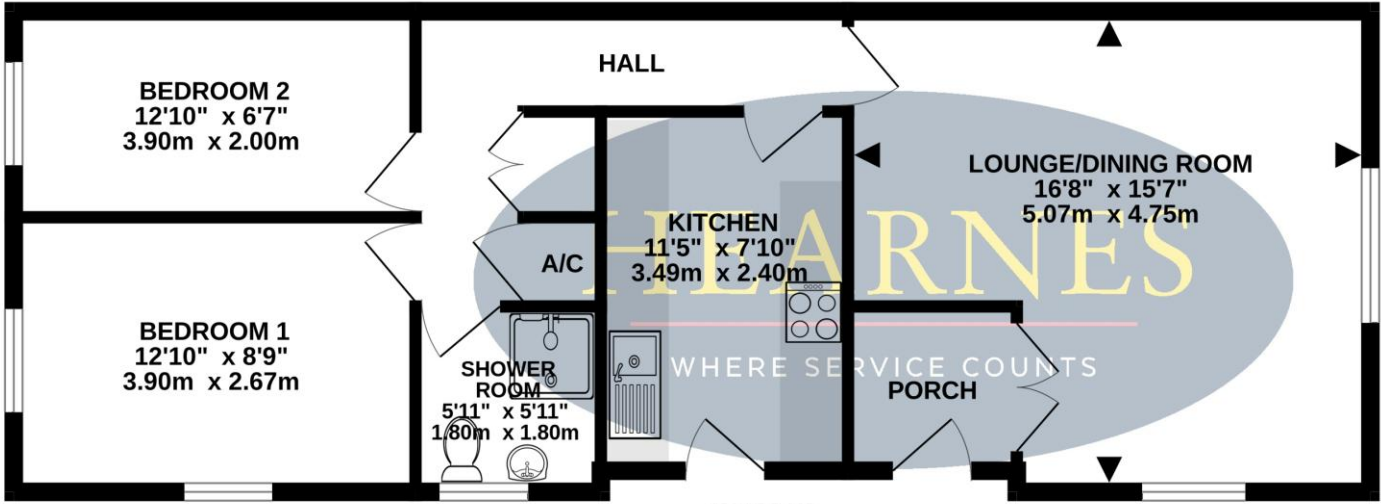
INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 799 sq.ft. (74.2 sq.m.) approx.

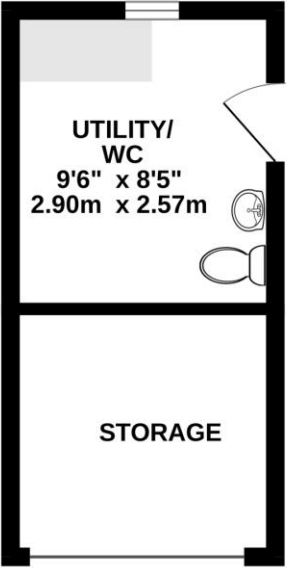
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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OUTBUILDING  
147 sq.ft. (13.6 sq.m.) approx.



GROUND FLOOR  
652 sq.ft. (60.6 sq.m.) approx.











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