

5 Sandpiper Close, Creekmoor, POOLE, Dorset BH17 7YE

Guide Price £325,000 Freehold

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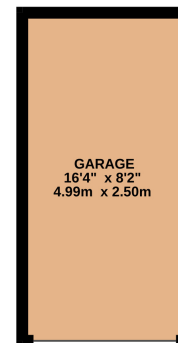
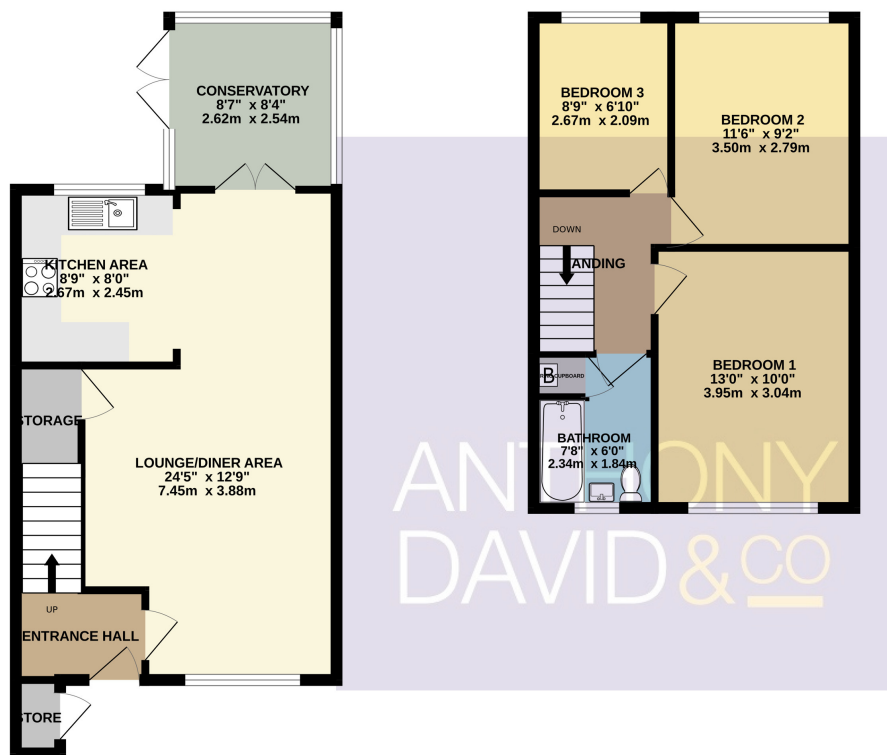
**** GUIDE PRICE £325,000 - £335,000 **** A stunning three bedroom end of terrace house situated in a popular road in Creekmoor close to local amenities, doctors surgery, chemist and library. Broadstone Parade with its array of local shops, leisure centre and amenities is also a short drive away. This turnkey home has been tastefully modernised by the current owners and internal viewing is a must to appreciate the pristine accommodation on offer, which comprises: 24' lounge/diner, stylish kitchen, conservatory and contemporary bathroom. Externally the property boasts a South Westerly aspect garden with sun patio, lawned area and rear access via gate. To the front the brick paved driveway provides ample off road parking. Further features include: lean-to shed with power, garage in block, under stairs storage, gas central heating and UPVC double glazing. - Nearby Schools - Hillbourne Primary School, Poole High School and Poole and Parkstone Grammars.

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GROUND FLOOR
471 sq.ft. (43.8 sq.m.) approx.

1ST FLOOR
391 sq.ft. (36.4 sq.m.) approx.

GARAGE IN BLOCK
134 sq.ft. (12.5 sq.m.) approx.



- Entrance Hall 5' 11" x 3' 10" (1.80m x 1.17m)
- Lounge/Diner 24' 5" x 12' 9" (7.44m x 3.89m)
- Kitchen 8' 9" x 8' 0" (2.67m x 2.44m)
- Conservatory 8' 7" x 8' 3" (2.62m x 2.51m)
- Landing 8' x 6' 9" (2.44m x 2.06m)
- Bedroom One 13' 0" x 10' 0" (3.96m x 3.05m)
- Bedroom Two 11' 6" x 9' 2" (3.51m x 2.79m)
- Bedroom Three 8' 9" x 6' 10" (2.67m x 2.08m)
- Bathroom 7' 8" x 6' 0" (2.34m x 1.83m)
- Garden South Westerly aspect
- Garage In block
- Driveway Off road parking
- Council Tax Band C

TOTAL FLOOR AREA : 997 sq.ft. (92.6 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		77
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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