



34 Meadowsweet Road, Poole, Dorset BH17 7XT

£375,000 Freehold

A superb three bedroom detached house ideally situated in this cul-de-sac location just a short distance from both Creekmoor Pond Nature Reserves and Upton Country Park. The property presents an ideal family home and internal viewing is highly advised to not only appreciate its fantastic location but also the good-sized living accommodation on offer, which comprises; lounge, dining room, newly fitted contemporary kitchen, two double bedrooms, one single bedroom and a stylish bathroom. Externally the property boasts a Westerly aspect garden with lawned area and sun patio ideal for al fresco dining in the summer months. To the front the driveway provides off road parking. Further features of this well presented home include: VENDOR SUITED, some integrated appliances to kitchen, modern boiler, gas central heating and UPVC double glazing. Schools - Happy Days Nursery and Preschool, Hillbourne Primary, Springdale First, Broadstone Middle, Poole and Parkstone Grammar Schools

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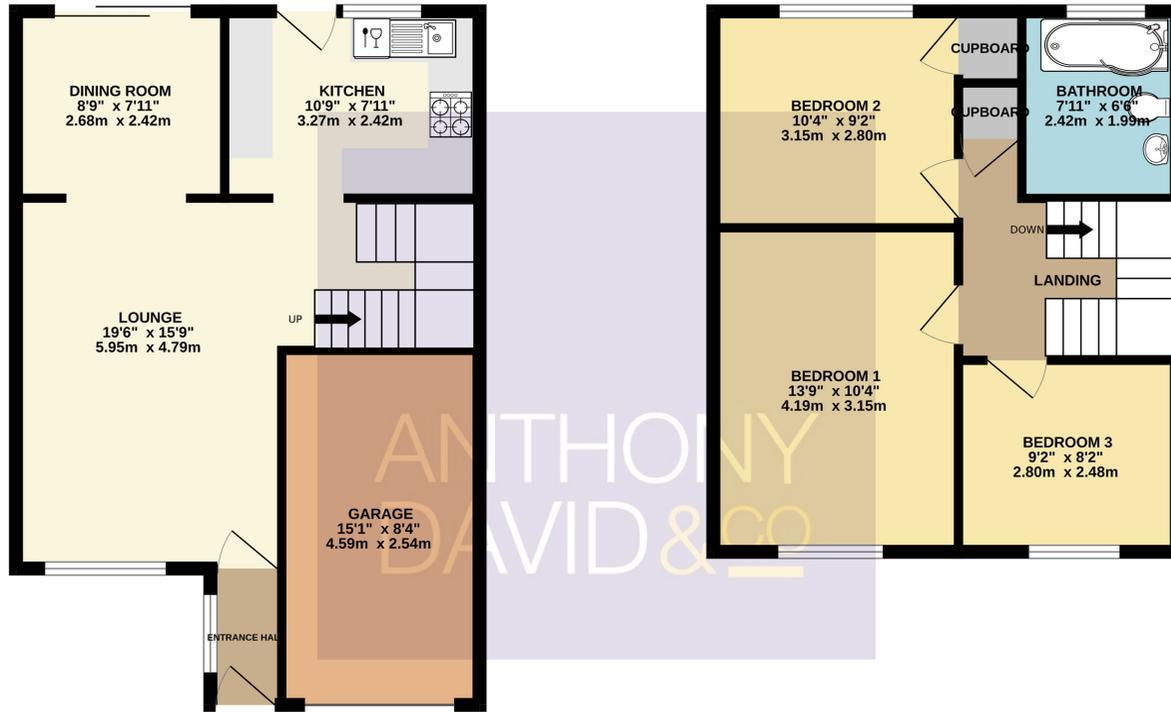
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GROUND FLOOR  
527 sq.ft. (49.0 sq.m.) approx.

1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



Entrance Hall 1.76m x 91m (5' 9" x 298' 7")  
 Lounge 6.00m x 4.50m (19' 8" x 14' 9") max  
 Kitchen 3.26m x 2.41m (10' 8" x 7' 11")  
 Dining Room 2.67m x 2.41m (8' 9" x 7' 11")  
 Landing Doors to  
 Bedroom One 4.18m x 3.15m (13' 9" x 10' 4")  
 Bedroom Two 3.15m x 2.80m (10' 4" x 9' 2")  
 Bedroom Three 2.80m x 2.49m (9' 2" x 8' 2")  
 Bathroom 2.40m x 1.89m (7' 10" x 6' 2")  
 Garage 4.59m x 2.54m (15' 1" x 8' 4")  
 Garden Westerly aspect  
 Driveway Off road parking  
 Council Tax Band D

TOTAL FLOOR AREA : 975 sq.ft. (90.6 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		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		69
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991  
 Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.