



21 Linnet Road, Creekmoor, Poole, Dorset BH17 7TF

£459,950 Freehold

A well presented four double bedroom detached house conveniently situated in this cul-de-sac location in the heart of Creekmoor within close proximity of local shops, dentist, doctors, nature reserve and bus routes. Upton Country Park, Broadstone Village and Poole Town centre are all a short drive away. The property presents an ideal family home and offering over 1200 sq ft internal viewing is a must to appreciate not only its superb location but also the accommodation on offer, which comprises: lounge, stylish kitchen, dining room, utility room, large storage area downstairs cloakroom, three good sized double bedrooms, one smaller double bedroom, en-suite shower room and bathroom. Externally the property boasts a South facing garden with lawned area and sun patio. To the front the brick paved driveway provides off road parking which in turn leads to a garage/store room. Further features include: fitted wardrobes to three bedrooms, 'Tiki' style bar to garden, UPVC double glazing and gas central heating. Nearby Schools - Stanley Green Infant, Oakdale Juniors and Hillbourne Primary School.

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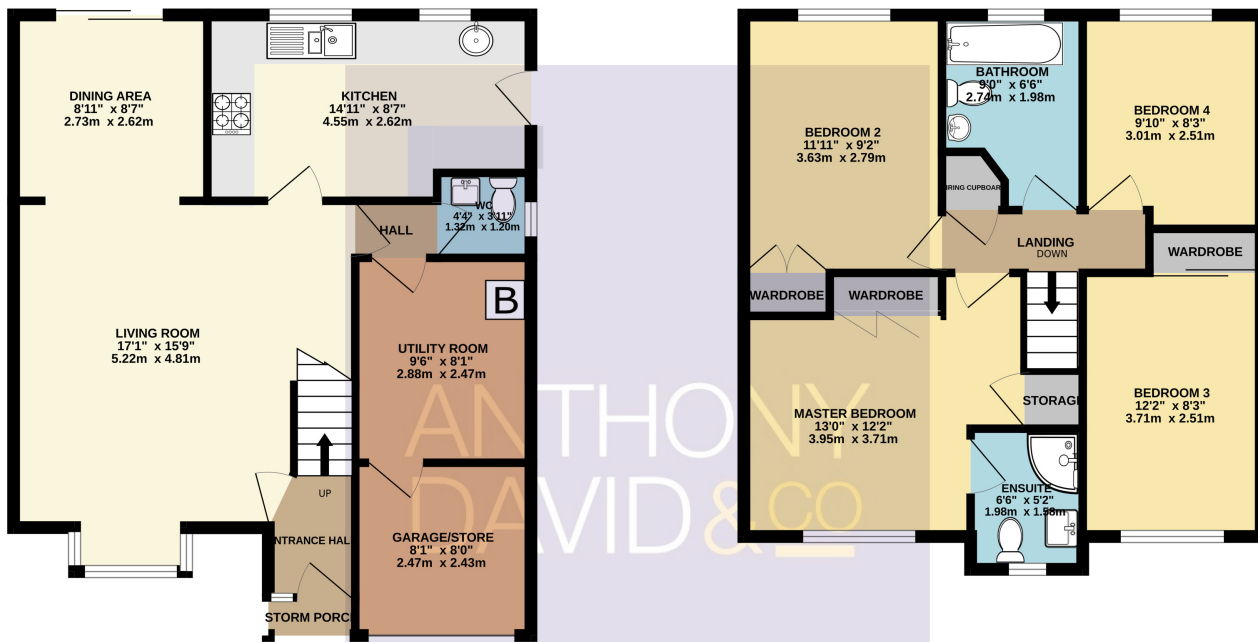
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**ANTHONY
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GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.

1ST FLOOR
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 1220 sq.ft. (113.3 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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Entrance Hall Doors to

Living Room 17' 1" x 15' 9" (5.21m x 4.80m)

Kitchen 14' 11" x 8' 7" (4.55m x 2.62m)

Dining Area 8' 11" x 8' 7" (2.72m x 2.62m)

Utility Room 9' 6" x 8' 1" (2.90m x 2.46m)

Downstairs Cloakroom 4' 4" x 3' 11" (1.32m x 1.19m)

Landing Doors to

Master Bedroom 13' 0" x 12' 2" (3.96m x 3.71m)

En-Suite Shower 6' 6" x 5' 2" (1.98m x 1.57m)

Bedroom Two 11' 11" x 9' 2" (3.63m x 2.79m)

Bedroom Three 12' 2" x 8' 3" (3.71m x 2.51m)

Bedroom Four 9' 10" x 8' 3" (3.00m x 2.51m)

Bathroom 9' 0" x 6' 6" (2.74m x 1.98m)

Garage/Store 8' 1" x 8' 0" (2.46m x 2.44m)

Driveway Off road parking

Garden South facing

Council Tax Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.