



**27 Creekmoor Lane, Creekmoor, Poole
Dorset, BH17 7BN**

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FREEHOLD PRICE £485,000

A deceptively spacious 4 bedroom detached chalet bungalow with side and rear extension providing annex accommodation and set on a large, landscaped corner plot with excellent off road parking and carport. The owners have enjoyed living at the property for 26 years and made many improvements. With a flexible layout, the home can be used as one dwelling, or with an annex with its own entrance. The current owners have found it ideal for extended family to live in or to rent out for extra income. The main home further enjoys a flexible layout with the main bedroom upstairs and 2 'his and her' ensuites. On the ground floor are 3 further bedrooms, currently 2 are being used as sitting/hobby rooms. The generous lounge has a recently fitted log burner and leads to a conservatory/garden room, which has a wonderful view of the side tropical garden. The kitchen opens into a conservatory/dining room and then onto the garden. Set in a convenient location, with bus routes, local shops and Creekmoor Lakes close by.

- 4 bed, 4 bath, extended, detached chalet bungalow with further annex accommodation
- Set on a generous corner plot with rear garden approximately 80' x 50'
- Spacious accommodation to include a generous sitting room with log burner
- Garden room/conservatory with views over the side garden
- Kitchen fitted with a range of units and work tops over. Fitted with gas hob, double oven and space for wine fridge, dishwasher, undercounter fridge. This room opens to the conservatory/dining room and then onto the garden
- Utility room with space and plumbing for washing machine, tumble dryer, and fridge/freezer. Utility room leads to the annex, so this area could become the annex kitchen
- Master bedroom with ensuite shower room and ensuite bathroom
- Annex accommodation to include a main reception room, shower room, storage room (former garage) and private patio. This area can be approached via a private front entrance
- Carport and off road parking for 4 cars
- A garden with a huge personality! Fully enclosed and very private having many themed areas to enjoy. Wheelchair friendly, resin path and patios leading around the various areas of the garden to include a Japanese garden, Jurassic garden, fairy garden and wild garden. There is a garden room which is a wonderful place to sit and enjoy the garden along with 4 ponds with Koi Carp

The home is set on Creekmoor Lane, opposite a bus stop and within half a mile to the local Co op. Creekmoor Lakes and 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: E

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.



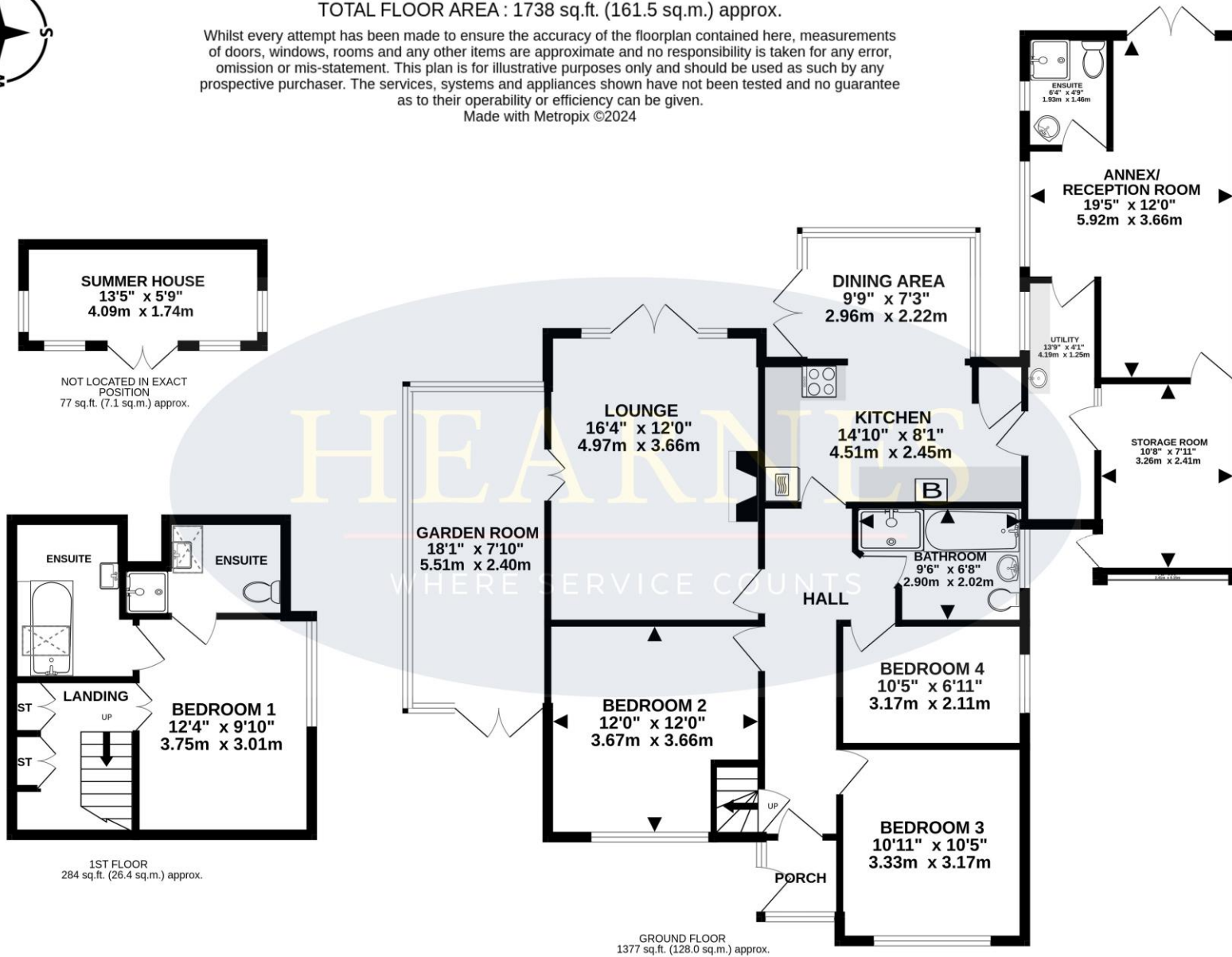




TOTAL FLOOR AREA : 1738 sq.ft. (161.5 sq.m.) approx.

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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