



**HEARNES**

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**270 Millfield, Creekmoor, Poole, Dorset, BH17 7XH**



# 270 Millfield, Creekmoor, Poole, Dorset, Poole, Dorset, BH17 7XH

## Freehold Price £295,000

A 3 bedroom mid terrace house positioned in a quiet tucked away cul de sac and moments away from the peaceful woodlands of Millfield Pond. The ground floor accommodation comprises of a modern kitchen/breakfast room, downstairs cloakroom, spacious lounge dining/room which leads a conservatory which could be used as a study. The first floor has 2 generously sized double bedrooms and the third being a comfortable single, 3-piece modern bathroom and large store cupboard. The rear courtyard-style garden is south facing which includes a large garden shed and rear gate leading to Millfield Pond and a woodlands area. Other benefits include gas central heating and double glazing throughout, off road parking for one vehicle and being offered with no forward chain.

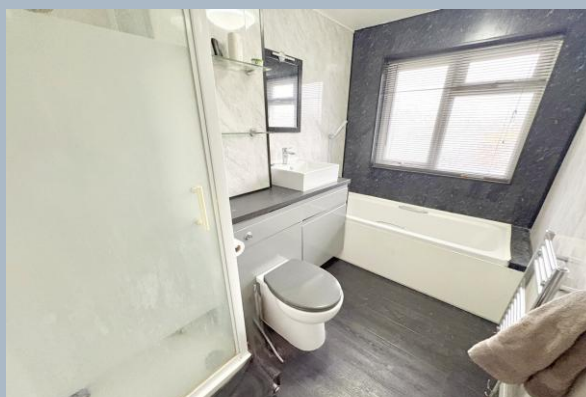
- 3 bedroom mid terrace home moments positioned in a tucked away cul de sac
- Modern kitchen/breakfast with modern grey glossy units with worktops above, and to include electric fan oven and grill, gas hob with extractor above and space for a fridge/freezer and washing machine
- Spacious lounge/dining room leading to a study/garden room with access to the rear garden
- Downstairs cloakroom and further understairs storage
- Modern bathroom to include shower, bath, wash hand basin with vanity unit below and wc
- Southerly facing courtyard garden to include large patio, garden shed and a gate with access to an open woodlands area
- Gas central heating and double glazing throughout
- No forward chain!

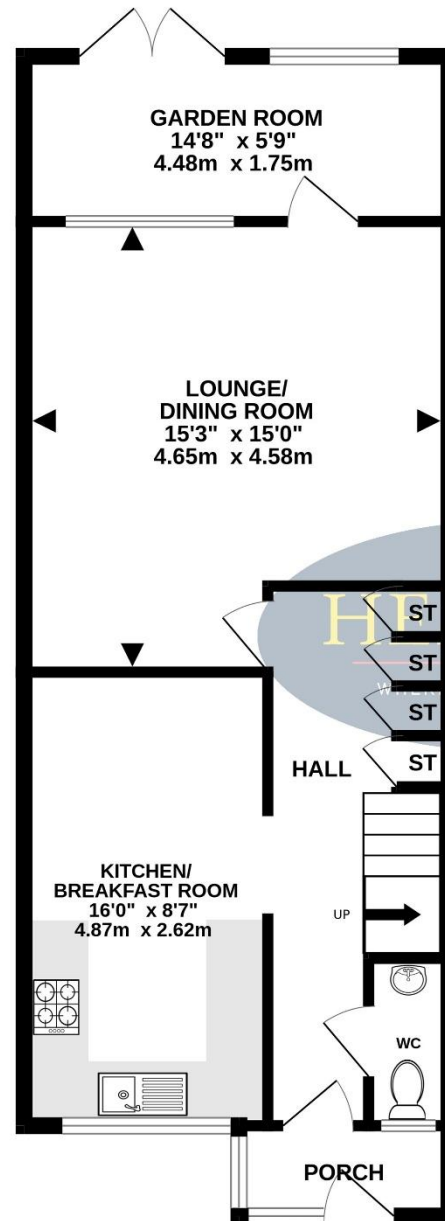
Millfield is a quiet tucked away road in Creekmoor and set off Northmead Drive. It is conveniently located within a mile of Upton Heath Nature Reserve and Upton Country Park and close to the A35 leading to Poole in one direction and Dorchester in the other. Poole Town Centre is 3 miles away and local amenities in Creekmoor include a selection of Nursery/Preschools and a Primary school, Library, Creekmoor Lakes, Pub, Convenience store and Surgery. Broadstone with its high street is within 2 miles and Lytchett Minster is a little further away.

COUNCIL TAX BAND: C

FPC RATING: C

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.





GROUND FLOOR  
583 sq.ft. (54.2 sq.m.) approx.

TOTAL FLOOR AREA : 1055 sq.ft. (98.0 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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1ST FLOOR  
471 sq.ft. (43.8 sq.m.) approx.

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