

24 Pine Tree Walk, Creekmoor,
Poole, Dorset, BH17 7EH



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FREEHOLD PRICE £300,000

An immaculately presented and generous 2 double bedroom end of terrace home with garage, gardens and set in a cul de sac, under 100 yards from Creekmoor Ponds Nature Reserve. The property has been recently updated to include redecoration, new carpets and offers further potential for the kitchen and bathroom to be modernised. Internally is a modern ground floor cloakroom, excellent built in storage and wardrobes in bedroom one, gas central heating and double glazing. The fully enclosed rear garden is particularly attractive and the large picture window in the lounge offers a wonderful garden view.

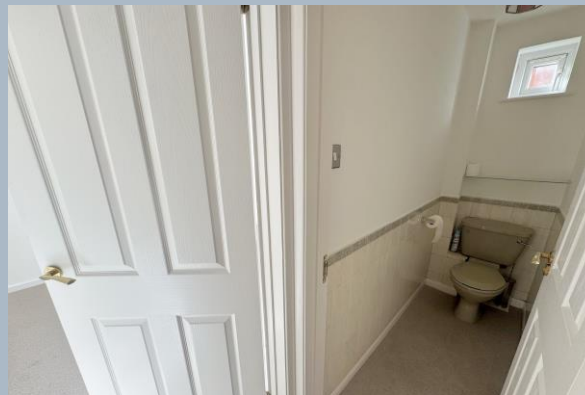
- 2 double bedroom end of terrace house
- Peaceful location at the end of a cul de sac and backing onto woodland
- Generous lounge dining room with doors out to the garden
- Spacious entrance hall with downstairs modern cloakroom
- Separate kitchen in a range of wood units with work tops over and fitted with integrated 4 ring gas hob, extractor, oven, and freestanding fridge/freezer and washing machine
- Recently redecorated with brand new carpets throughout
- Master bedroom with an excellent range of built in furniture to include over bed storage cupboards, bedside tables and further deep wardrobe. Further wall fitted in a range of built in mirror fronted wardrobes
- Bathroom with shower over the bath and separate wc (this would benefit from being updated, however is very clean and useable)
- Loft with pull down ladder and potential for a loft conversion (the house next door on the right has done this)
- Gas central heating and double glazing
- Attractive low maintenance gardens, all enclosed by new fencing and a gate at the rear leading to the garage
- Single garage with power and light (the garage door will be replaced with a new white one) The garage is approached by a shared drive to the left of the property and is used by 4 houses
- Potential for parking to the front of the property with a drop kerb already there. Other houses in the road have converted the front lawn to a parking bay
- Vacant and sold with no forward chain

Pine Tree Walk is a quiet cul de sac just 100 metres from Creekmoor Ponds Nature Reserve which offers beautiful walks and fishing. Walking distance to a local nursey, local shops and a post office, the property is positioned in a convenient and pretty location. Poole Town Centre is within 3 miles of Creekmoor, and Upton Country Park is within one mile.

COUNCIL TAX BAND: C

EPC RATE: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

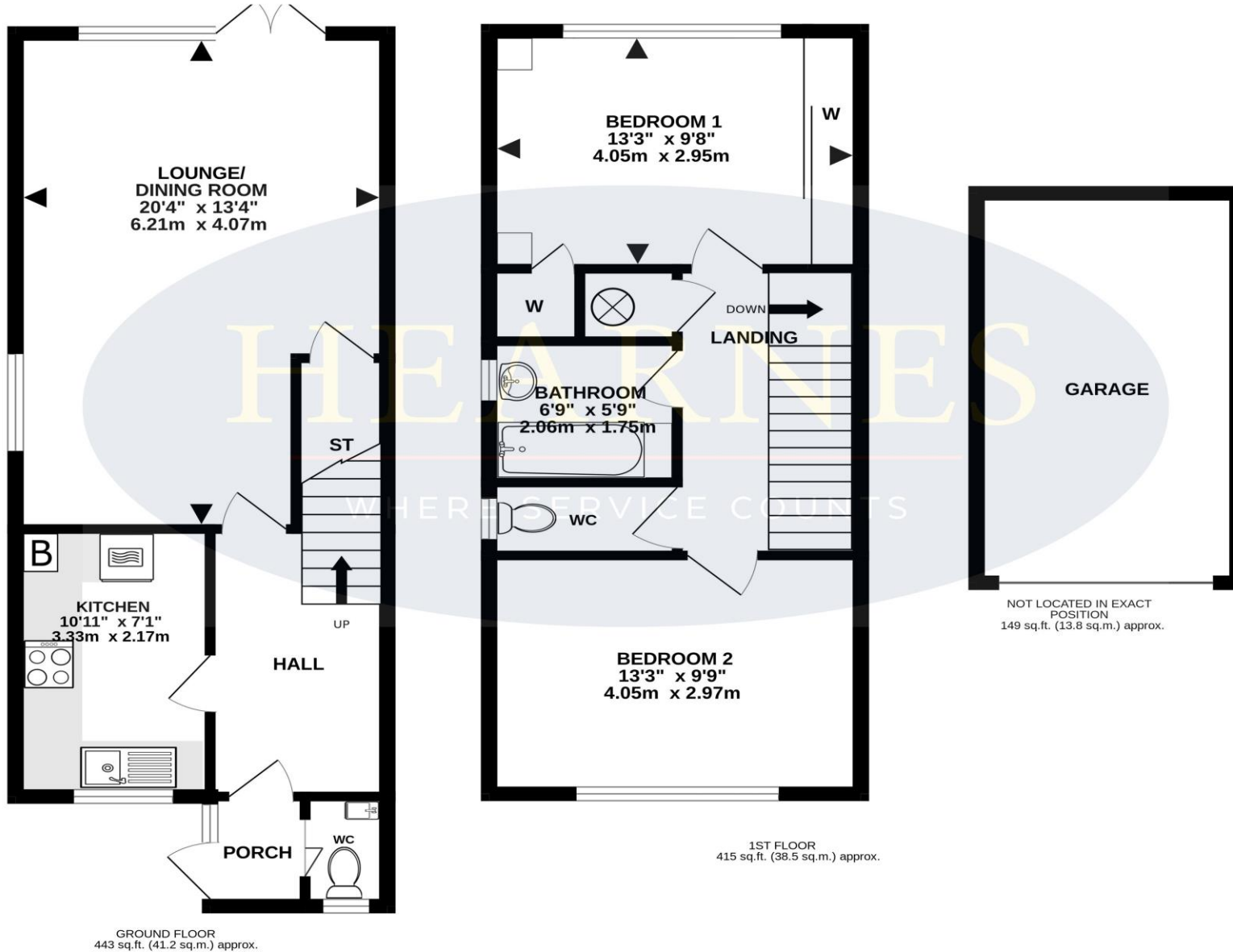




INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 1007 sq.ft. (93.5 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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