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**56 Porter Road, Creekmoor, Poole,
Dorset BH17 7AW**

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FREEHOLD PRICE GUIDE £375,000 - £385,000

A beautifully presented 2 bedroom detached bungalow, presented in 'show home' condition and offering a stunning kitchen/dining room with integrated appliances, luxury shower room, conservatory and delightful low maintenance front and rear gardens. The home has been dearly loved and updated and maintained since the owners purchased it in 1986. Having been extended and improved over this time, the bungalow is immaculate being decorated in soft neutral tones with Karndean flooring throughout the living areas, new wooden doors and offers 'clutter free' and relaxing living. It further benefits from a refurbished roof, double glazing new boiler in 2017 and a garage with electric door.

- Delightful detached 1950's bungalow that has been extended, updated and extensively improved by the current owners
- Immaculately presented throughout
- Stunning kitchen/dining room fitted in a Wicks kitchen with midnight blue handleless base units of cupboards and draws and contrasting white eye level cupboards, all with work tops over. Integrated appliances to include Siemens oven, induction hood and hob, AEG dishwasher and space for fridge/freezer. Dining area with feature upright radiator and navy painted wall to complete the look
- Kardean flooring throughout the entrance hall and reception areas
- Sitting room with inset electric fire and bay window to the front
- Fitted blinds included
- Conservatory with a continuation of the Karndean floor having doors out to the garden
- Modern shower room with w.c and wash basin fitted into vanity unit and further storage
- Bedroom 2 having a built in double wardrobe and deep storage cupboard
- Part boarded loft with pull down wooden loft ladder
- Double glazed and gas central heating. Combination boiler fitted in 2017
- Garage with electric door and rear area used as a utility space with plumbing and space for washing machine and tumble dryer
- Attractive front and rear low maintenance garden with the front having artificial grass and driveway with parking for one car. The attractive rear garden measures 30' x 25' having areas to relax and dine with artificial grass 13' x 12' raised composite deck and area of tarmac in front of the garage, ideal for storage

Porter Road is in Creekmoor off Pergin Crescent. The bungalow is conveniently located within a flat walk to local shops on Creekmoor Lane, and within half a mile to Tesco Superstore. Upton, Broadstone and Poole are within an easy drive and Upton Country Park is within a mile.

COUNCIL TAX BAND: C

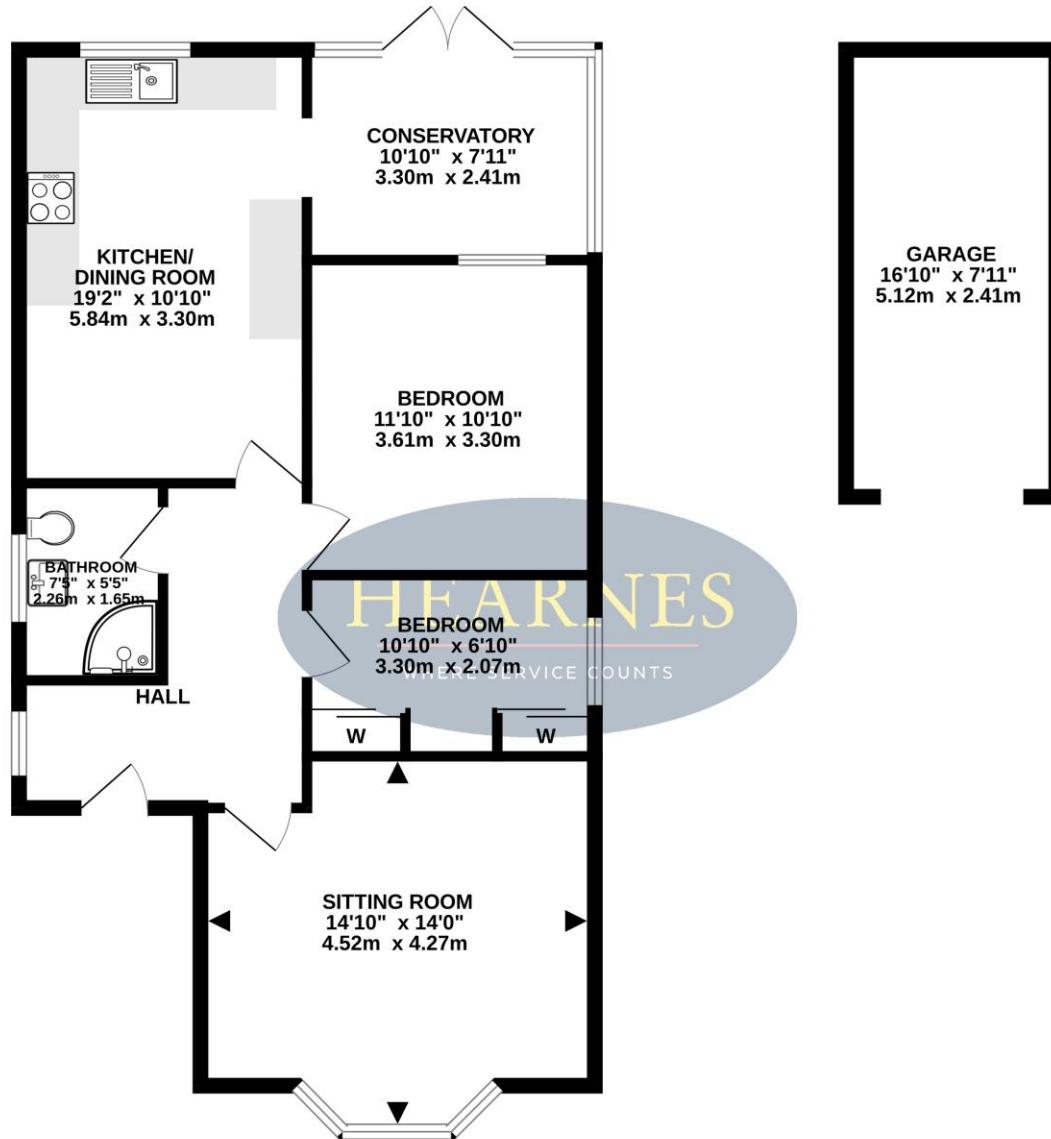
EPC RATE: D

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.





914 sq.ft. (84.9 sq.m.) approx.



TOTAL FLOOR AREA: 914 sq.ft. (84.9 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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