



**HEARNES**

WHERE SERVICE COUNTS

**5 Box Close, Creekmoor, Poole,  
Dorset, BH17 7AR**



# 5 Box Close, Creekmoor, Poole, Dorset, BH17 7AR

## FREEHOLD PRICE GUIDE £385,000 - £390,000

A gardener's dream bungalow! This attractive 3 double bedroom detached bungalow is set on a large plot with delightful gardens, large driveway for parking and set in a quiet cul de sac of just 7 bungalows. Well presented internally, the home has a generous lounge/dining room, modern kitchen, shower room and large workshop. Further offering double glazed windows, gas central heating, part boarded loft with pull down ladder and potential for extension (subject to planning). The owner has loved living here and has enjoyed the peacefulness of the location and sunny landscaped gardens.

- An attractive 3 double bedroom bungalow set on a generous southerly facing plot
- Delightful southerly facing gardens with areas to relax, fully stocked borders and a variety of trees, plants, ferns and even a vegetable garden. Outbuildings include a large workshop with power and light, bike shed, log store, summer house and further storage shed
- Spacious lounge/dinning room with multi fuel burner and doors to the patio and garden
- Kitchen fitted in a range of wood effect units with work tops over and fitted with integrated oven, hob, extractor and space and plumbing for washing machine and fridge/freezer
- Bedroom one with built in storage, delightful view of the garden and potential/space for an ensuite cloakroom
- Bedroom 2 with fitted wardrobe, over head storage cupboards and drawer unit
- Tiled shower room with walk in power shower, wash basin fitted into a vanity unit and wc
- Block paved driveway with parking for 3-4 cars
- Gas central heating and double glazing
- Part boarded loft with pull down ladder

Box Close is a cul de sac of just 7 detached bungalows and is set off Pergin Crescent in Creekmoor. The bungalow is conveniently located within a flat walk to local shops on Creekmoor Lane, and within half a mile to Tesco Superstore, doctors surgery, pharmacy and bus routes. Upton, Broadstone and Poole are within an easy drive and Upton Country Park is within a mile. The nature reserve at Creekmoor is a great space for dog walking and Poole Town Centre is within 2 miles.

COUNCIL TAX BAND: C

EPC RATE: D

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





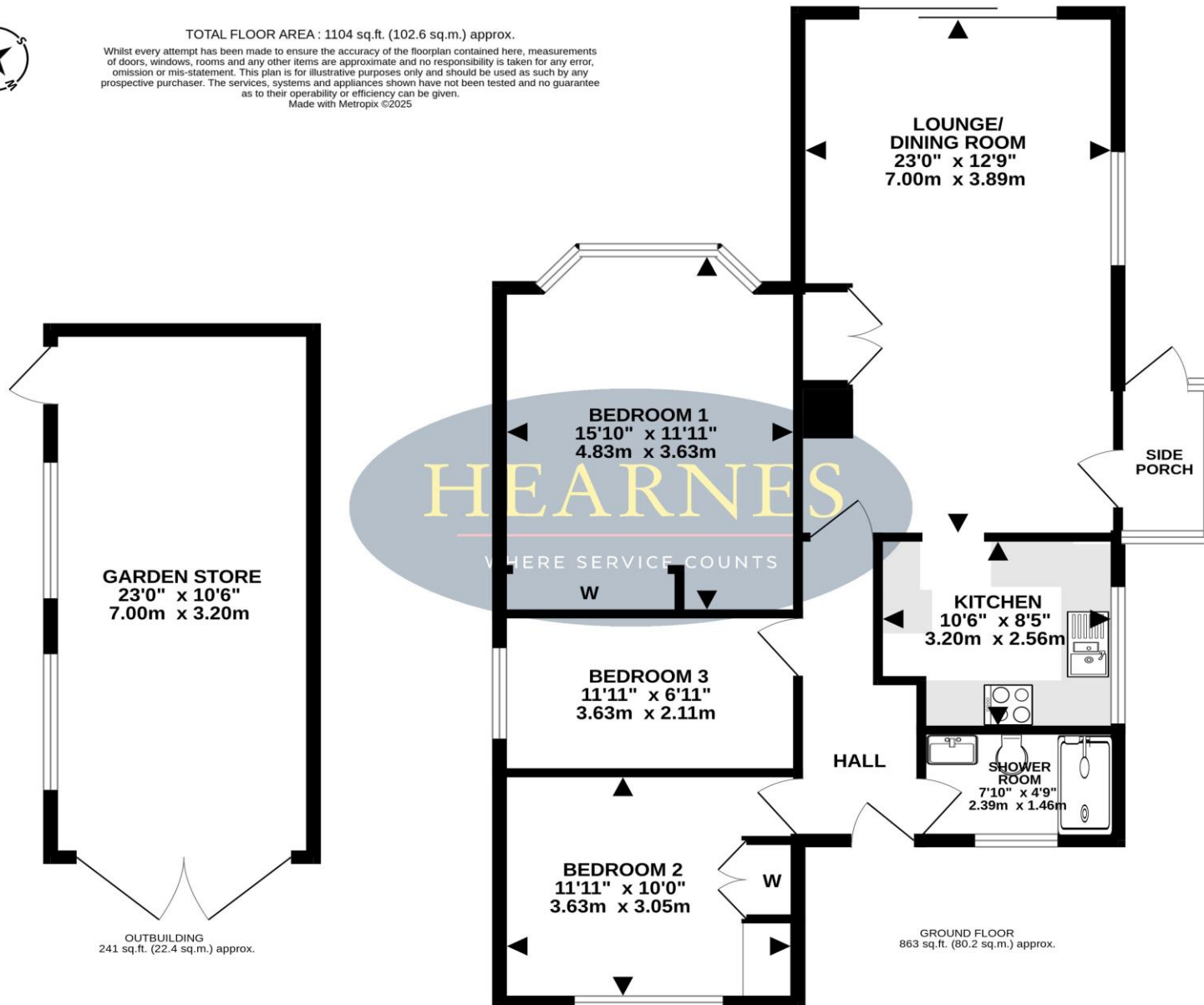






TOTAL FLOOR AREA : 1104 sq.ft. (102.6 sq.m.) approx.

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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