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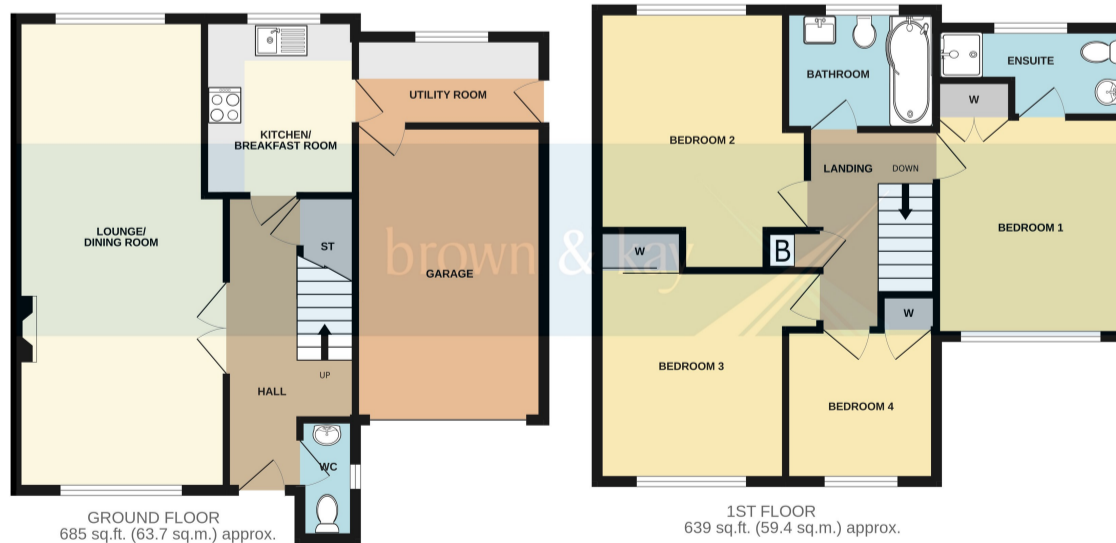
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auctions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>	71	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 1325 sq.ft. (123.1 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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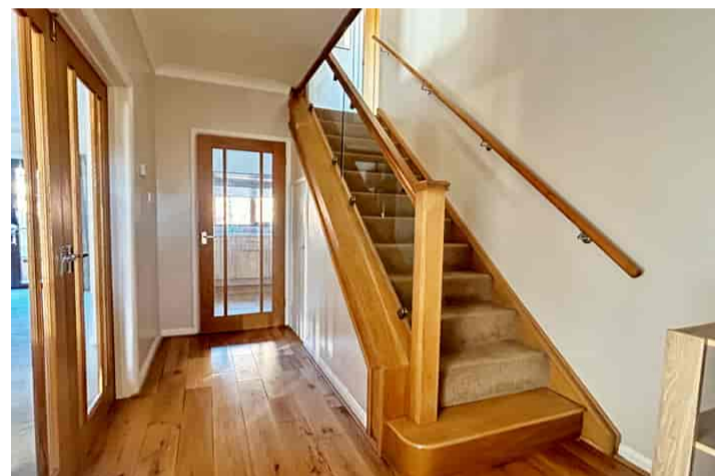
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**DISCLAIMER PROPERTY DETAILS:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## 58 Tarn Drive, CREEKMOOR, Dorset BH17 7DQ

Guide Price £450,000

### The Property

Brown and Kay are delighted to market this much loved family home being sold for the first time since new build, almost 40 years ago. The property occupies a super corner plot position in this quiet cul-de-sac and affords generous and well presented accommodation throughout to include a good sized lounge/dining room with access to the garden, well fitted kitchen plus additional utility room, ground floor cloakroom, four bedrooms, en-suite shower room and family bathroom. Additionally, there is a garage with off road parking to the front and a pleasant sized garden to the rear. Offered with no forward chain this would make a wonderful purchase, viewing recommended.

Well positioned directly opposite Creekmoor Ponds Nature Reserve, a beautiful area with a variety of walking trails and two ponds, it is a great place to explore with children and an ideal spot for dog walking with semi mature woodland. Local shopping facilities are close to hand as are bus services which operate to surrounding areas. The area and immediate surrounding areas are well served with schools to include Hillbourne Primary, Broadstone First & Middle, Springdale First and Parkstone & Poole Grammar schools, together with a varied range of nurseries making this a great family home purchase. Nearby Broadstone offers a wide and varied range of amenities to include a Costa Coffee and a Marks and Spencer food hall. For more comprehensive needs, Poole town centre is also accessible with bus and train station, and the historic Poole Quay with its pretty waterfront and many eateries is also within reach.

### ENTRANCE HALL

Stairs to the first floor landing with feature glass balustrade and handrail, attractive flooring.

### CLOAKROOM

Low level w.c. and wash hand basin. Side aspect UPVC double glazed frosted window.

### LOUNGE/DINING ROOM

20' 8" x 11' 4" (6.30m x 3.45m) UPVC double glazed window with outlook to the front, feature fireplace surround with inset fire, radiator, UPVC double glazed doors to the garden.

### KITCHEN

9' 11" x 9' 6" (3.02m x 2.90m) Fitted with a range of wall and base units with work surfaces over, built-in five point gas hob and built-in oven, UPVC double glazed window, door through to the utility room.

### UTILITY ROOM

10' 10" x 5' 2" (3.30m x 1.57m) A generous utility room with UPVC double glazed window and door, space and plumbing for washing machine, space and plumbing for dishwasher, range of units.

### FIRST FLOOR LANDING

Doors to the following rooms.

### BEDROOM ONE

11' 11" x 10' 4" (3.63m x 3.15m) UPVC double glazed window, radiator, built-in wardrobe, door to the en-suite shower room.

### EN-SUITE SHOWER ROOM

Suite comprising shower cubicle, wash hand basin and low level w.c. Radiator and rear aspect UPVC double glazed frosted window.

### BEDROOM TWO

11' 10" x 11' 2" (3.61m x 3.40m) Rear aspect UPVC double glazed window, radiator.

### BEDROOM THREE

11' 5" x 10' 3" (3.48m x 3.12m) Front aspect UPVC double glazed window, radiator, built-in wardrobe.

### BEDROOM FOUR

8' 1" x 8' 1" (2.46m x 2.46m) Front aspect UPVC double glazed window, radiator, storage cupboard.

### BATHROOM

Suite comprising bath with shower and glass screen, concealed low level w.c. and wash hand basin with vanity storage, UPVC double glazed window.

### FRONT OF PROPERTY

Driveway approach to the garage with the remainder of the front laid to lawn, pathway to the front door.

### GARAGE

16' 5" x 9' 11" (5.00m x 3.02m) With power and light.

### REAR GARDEN

A patio area immediately abuts the property with remainder laid to lawn, raised shrub areas.

**COUNCIL TAX - BAND D**