



17 Sandpiper Close, Creekmoor, Poole, Dorset BH17 7YE

Guide Price £350,000 Freehold

This delightful four bedroom detached house is situated in a popular road in Creekmoor close to local amenities, doctors surgery, chemist and library. Broadstone high street with its leisure centre and shops is only 1.5 miles away. This well-presented family home is ready to move into and must be viewed to appreciate. The accommodation comprises; lounge/diner , fitted kitchen, downstairs W.C and family bathroom. Externally to the rear of the property there is a Southerly aspect enclosed garden, to the side there is a driveway giving access to single garage. Further features include, NO FORWARD CHAIN, gas central heating and UPVC double glazing. School Catchment - Hillbourne Primary School and Poole High School.

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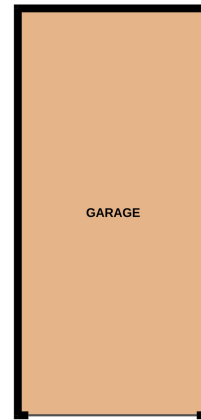
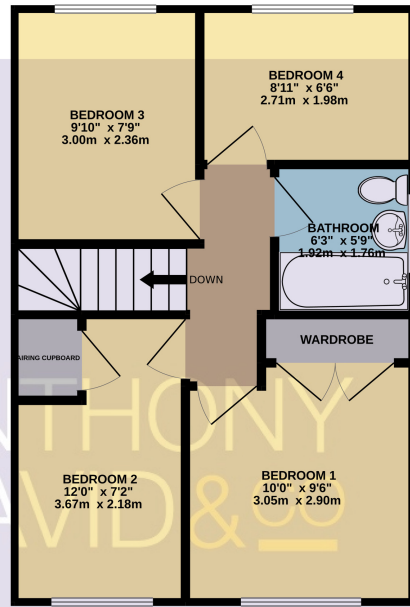
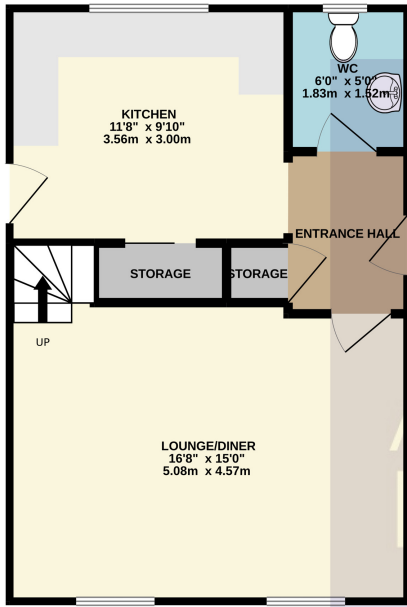
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**ANTHONY  
DAVID & CO**

GROUND FLOOR  
413 sq.ft. (38.4 sq.m.) approx.

1ST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.

GARAGE SIZE APPROX  
136 sq.ft. (12.6 sq.m.) approx.



TOTAL FLOOR AREA : 963 sq.ft. (89.4 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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Entrance Hall Doors to -

Lounge/Diner 16' 8" x 15' 0" (5.08m x 4.57m)

Kitchen 11' 8" x 9' 10" (3.56m x 3.00m)

WC

Landing Doors to -

Bedroom 1 12' 0" x 9' 6" (3.05m x 2.90m)

Bedroom 2 12' 0" x 7' 2" (3.66m x 2.18m)

Bedroom 3 9' 10" x 7' 9" (3.00m x 2.36m)

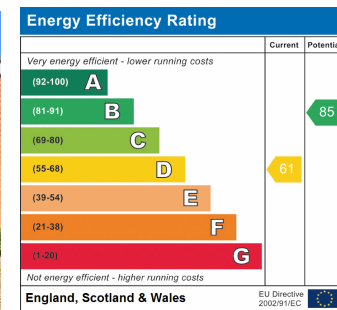
Bedroom 4 8' 11" x 6' 6" (2.72m x 1.98m)

Family Bathroom 6' 3" x 5' 9" (1.91m x 1.75m)

Garden South Facing

Garage 17' 0" x 8' 0" (5.18m x 2.44m) Approx

Council Tax Band D



Property Misdescriptions Act 1991  
Property details contained herein do not form part or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.