

**Spruce Close, Creekmoor, Poole,
Dorset, BH17 7YT**

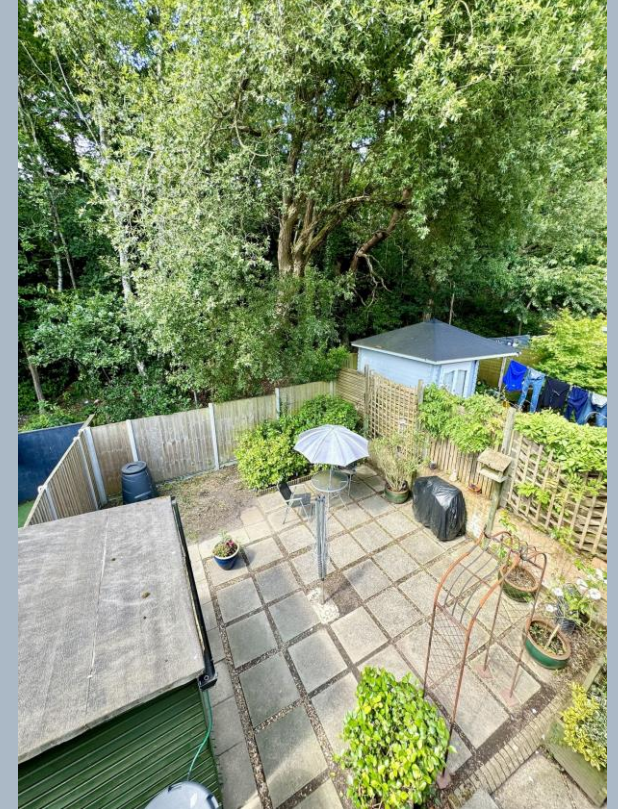


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Spruce Close, Creekmoor, Poole, Dorset, BH17 7YT

FREEHOLD PRICE £275,000

A well presented 2 double bedroom semi detached home set on a good size plot backing onto a wooded and very private outlook at the rear. The owners have loved living here and commented on the friendly community and quietness of the close. Even an ice cream van visits on a Friday evening! The home has a porch leading to a lounge/dining room, separate kitchen with doors onto the garden, 2 bedrooms and a bathroom upstairs. There is off road parking for 2 cars to the front. The home also has a new boiler, double glazing and gas central heating.



- Attractive 2 double bedroom semi detached home in a quiet cul de sac location
- Lounge/dining room with wood effect flooring
- Separate kitchen fitted in a range of light oak, wood effect units with work tops over and fitted with 4 ring gas cooker with oven and grill below and extractor above, space for fridge/freezer, slimline dishwasher and washing machine. (kitchen appliances can be included in the sale if desired)
- New boiler fitted in 2023
- Doors out to a low maintenance, fully enclosed rear garden, backing directly onto the woods behind. Other homes have put a gate, to give direct access onto this area which in turn leads to Pine Spring Nature Reserve. There is also a good size shed
- 2 double bedrooms upstairs with fitted wardrobes (can be left) in the main bedroom
- White bathroom suite with shower over the bath
- Gas central heating and double glazing
- Painted in soft neutral tones throughout and wood effect floors in reception room and bedrooms
- Off road parking for 2 cars (behind each other)

Spruce Close is situated off Rowan Drive in Creekmoor, within a few hundred yards to Creekmoor Ponds and within a mile of Upton Country Park which is a great place for the whole family to visit with its 130 acres of parkland and beautiful stately home which is open to the public 7 days a week. Wessex Gate Retail Park is within 2 miles and offers a range of shops including B&Q, Next, Currys, PC World and KFC just to mention a few. Poole town centre is a little further on with a wide range of High Street shops and a wealth of cafes, bars and restaurants. This home falls into the catchment area for Hillbourne Primary School.

COUNCIL TAX BAND: C

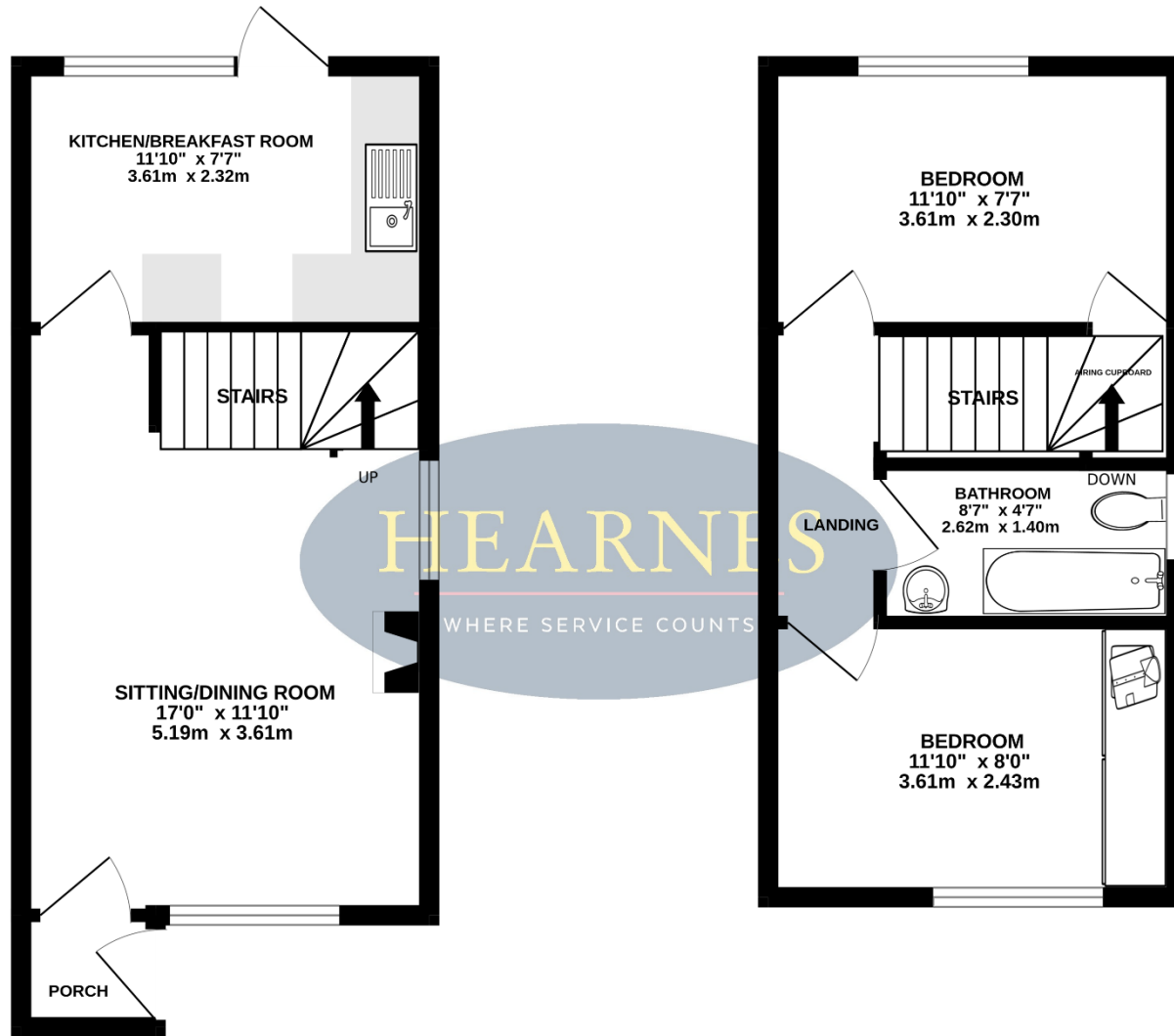
EPC RATE: D

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.



GROUND FLOOR
301 sq.ft. (28.0 sq.m.) approx.

1ST FLOOR
286 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 587 sq.ft. (54.5 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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