

**40 Martin Close, Creekmoor, Poole,  
Dorset, BH17 7XS**



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# 40 Martin Close, Creekmoor, Poole, Dorset, BH17 7XS

## FREEHOLD GUIDE PRICE £450,000 - £465,000

An immaculately presented and refurbished 4 double bedroom, 2 bathroom detached house positioned at the end of a cul-de-sac and moments away from Upton Country Park. The generous ground floor accommodation comprises of a spacious lounge/dining room, downstairs cloakroom, modern kitchen/breakfast room flowing to a conservatory with access to the rear garden. The first floor consists of 4 well-proportioned double bedrooms, ensuite shower room in the master, contemporary 3-piece family bathroom and airing cupboard. The rear garden is very private, southerly facing and fully enclosed in a leafy tranquil setting. It also includes a large sandstone patio seating area, garden shed, large lawn, fishpond and well established foliage. There is a large driveway with parking for 2 vehicles, in addition leading to a garage with power/lighting and carport to the side for a further vehicle. This has been a loved and cherished home, which has been upgraded and modernised within the last 2 years, so it must be viewed to appreciate its charm and peaceful position.

- A modern and immaculately presented 4 double bedroom detached house set in a quiet cul-de-sac
- Refurbished and updated
- Spacious lounge/dining room to the front elevation
- Modern kitchen/breakfast room including ample high gloss grey units with worktops over and breakfast bar island with additional storage. Also includes integrated appliances such as a Smeg double oven with extractor above, dishwasher and space for washing machine and fridge/freezer
- Large conservatory with French doors to the rear garden
- Downstairs cloakroom with additional cupboard in entrance hall
- Ensuite shower room to the master bedroom and fully tiled modern family bathroom including shower over bath, wash hand basin, wc and airing cupboard
- Incredibly private 50' x 60' enclosed rear garden offering a round sandstone patio and gravel area, large lawn, fishpond, bespoke raised beds, cycle store and garden shed
- Large driveway providing a minimum of parking for 3 vehicles, access to garage with power/lighting and carport for additional vehicle parking
- All new flooring such as carpets, tiling and smart laminate throughout
- Gas central heating and double glazing – new Viessman combi-boiler with pressurised system and new radiators throughout
- Main roof refurbished in the last two years with tiles removed and cleaned, new roofing felt installed, and replacement soffits, fascia's, and guttering

Martin Close is nestled within a quiet, tranquil and leafy surrounding cul-de-sac in Creekmoor. A variety of nature is on your doorstep including Creekmoor Ponds Nature Reserve, Upton Lake and Upton Country Park, all being within approx. half a mile. Just under a 300-metre walk is a Co-op and post office, and Poole Town Centre is just less than 3 miles away along with Poole Train Station and Poole Quay.

COUNCIL TAX BAND: E

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.







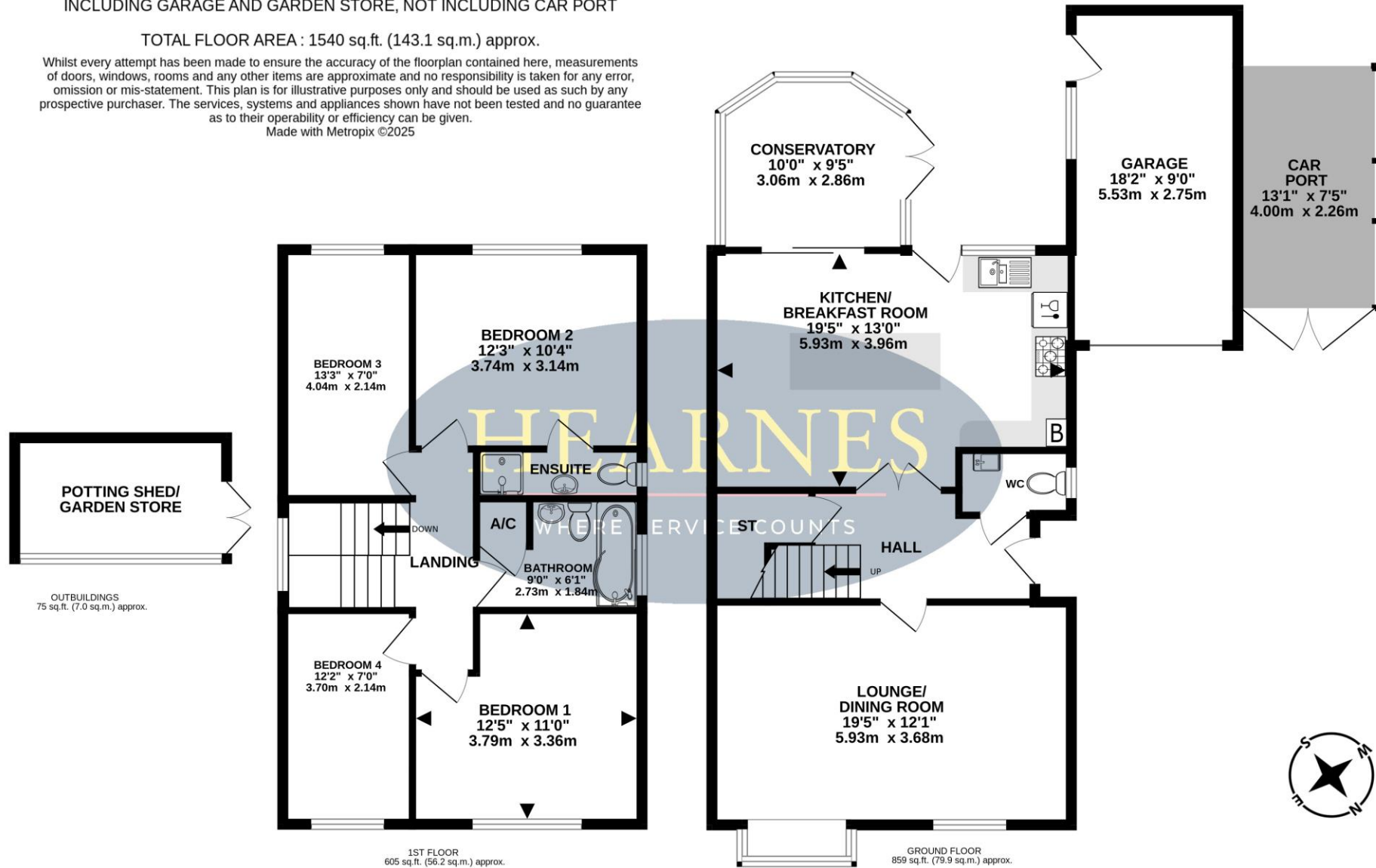


INCLUDING GARAGE AND GARDEN STORE, NOT INCLUDING CAR PORT

TOTAL FLOOR AREA : 1540 sq.ft. (143.1 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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