



**HEARNES**  
WHERE SERVICE COUNTS

Hazlebury Road, Creekmoor,  
Poole, Dorset, BH17 7AU

# Hazlebury Road, Creekmoor, Poole, Dorset, BH17 7AU

## Freehold £365,000

An immaculate and beautifully presented 2 double bedroom detached bungalow set on a large corner plot with private low maintenance gardens, ample off street parking for several vehicles and a detached garage. The owners have updated it since they bought it, to include a beautifully tiled shower room, updated the kitchen, replaced many of the double glazed windows, replacement of the boiler and fitted wardrobes. The bungalow has a wonderful open plan kitchen/dining/lounge area all beautifully appointed with integrated appliances and well decorated accommodation throughout.

- Beautifully presented 2 double bedroom detached bungalow
- Set on a large corner plot with parking for several vehicles
- Immaculately presented throughout and tastefully decorated
- Stunning open plan kitchen/dining/lounge area with doors out to the garden
- Kitchen fitted in a range of cashmere coloured units with work tops over and fitted with a new Neff induction hob, hide and slide oven and extractor, integrated fridge and freezer, space and plumbing for washing machine, dishwasher and tumble dryer
- Lovely lounge area with bay window and feature fireplace
- Both bedrooms with fitted mirrored front wardrobes
- New luxury shower room with walk in shower, includes a rain shower and separate shower head, wash basin and wc, tiled walls throughout
- Laminate flooring through the entrance hall and main living areas
- Boarded loft with pull down ladder and housing new boiler
- Detached garage with electric roller door and workshop area to the rear
- Low maintenance garden with area of artificial grass and paved surround

Set on Hazlebury Road, the bungalow is conveniently located within a flat walk to local shops on Creekmoor Lane, and within half a mile to Tesco Superstore. Upton, Broadstone and Poole are within an easy drive and Upton Country Park is within a mile.

**COUNCIL TAX BAND: C**

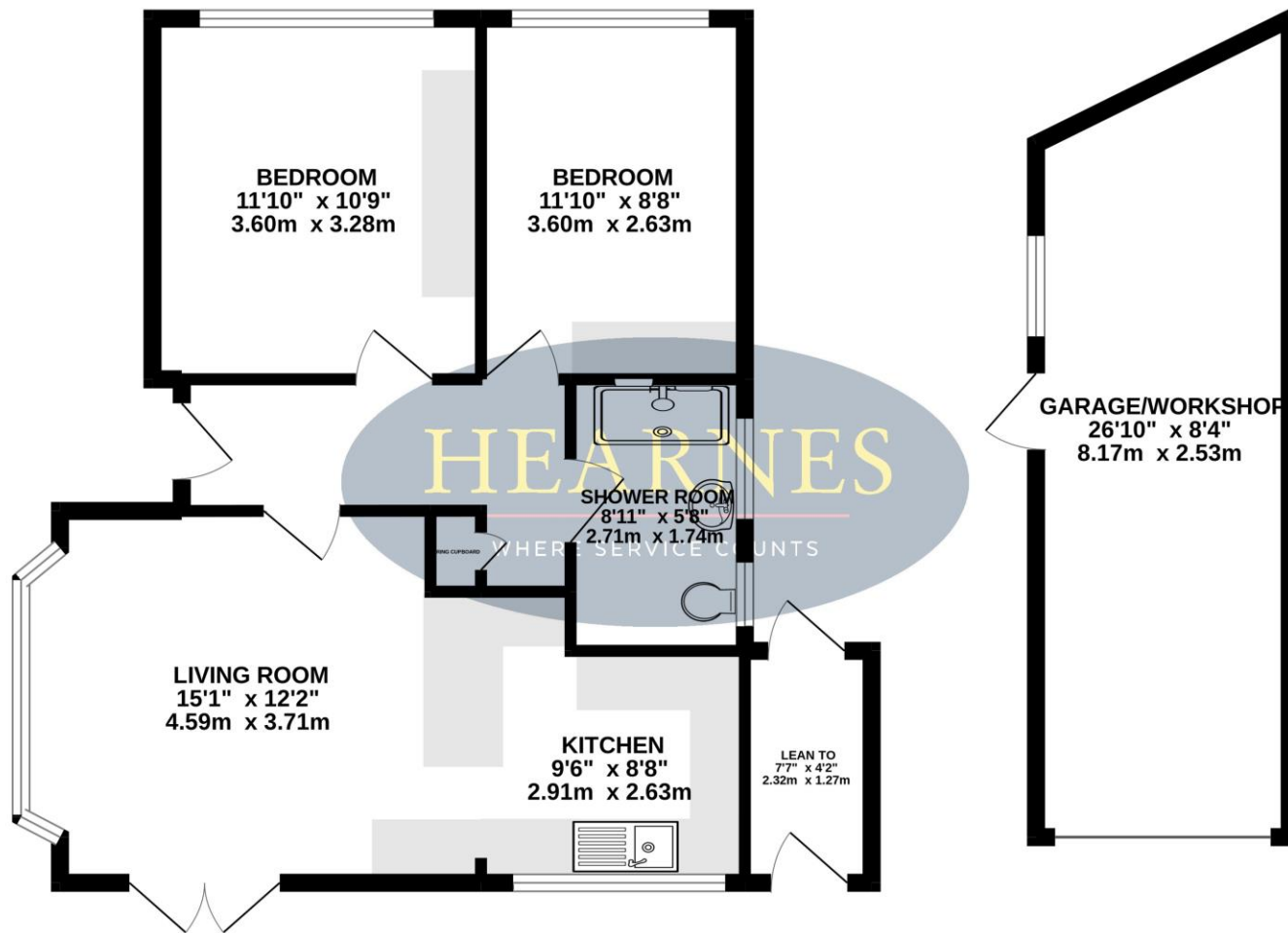
**EPC RATE: D**

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.





**GROUND FLOOR**  
830 sq.ft. (77.1 sq.m.) approx.



TOTAL FLOOR AREA : 830 sq.ft. (77.1 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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