

Total Area: 116.7 m² ... 1256 ft²
All measurements are approximate and for display purposes only



8 Goldfinch Road, Poole, BH17 7TD

£475,000

**** FIVE DOUBLE BEDROOMS ** A PERFECT FAMILY HOME **** Come and fall in love with this beautifully kept five double bedroom detached family home located in the popular 'BH17' Creekmoor location. The property offers a wide range of fine features, few of which includes a spacious living room, a separate kitchen dining room which has UPVC double glazed sliding doors opening onto the garden, five double bedrooms, three bathrooms, a private rear garden with side gated access, a driveway with space for multiple vehicles and over 1250 square feet of living accommodation. A stunning family home in a superb location, an internal viewing is highly recommended.

'Goldfinch Road' is situated in the heart of Creekmoor and offers a variety of places to visit on its doorstep, just 0.4 miles away you will find Creekmoor Ponds which is a much loved nature reserve. Also close by you can find Upton Country Park, The Old Trail way leading to the much-loved Broadstone Broadway and the Roman Road Trail with the woods/ heathland surrounding it. Other attractions and amenities that are a stone's throw away include the Acorn Pub, Southern Aquatics (pet store), the two Co-op's, Creekmoor Plaice (fish and chips takeaway), Little Village (Chinese takeaway), the Post Office and many others. A short drive away from the property you can also find Poole and Bournemouth town centres.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





Ground Floor

Entrance Hallway

Coved and smooth set ceiling, ceiling light, smoke alarm, UPVC double glazed window to the front aspect overlooking the driveway, laminate flooring, radiator, composite front door to the front aspect opening onto the driveway area and the staircase to the first floor.

Living Room

Coved and smooth set ceiling, ceiling lights, UPVC double glazed bay windows to the front aspect overlooking the front garden/driveway area, carpeted flooring, radiator, gas fireplace, carpeted flooring, power points and a television point.



Kitchen/Diner

Coved and smooth set ceiling, ceiling lights, smoke alarm, dual aspect UPVC double glazed windows to the rear and side aspect overlooking the rear garden and side walkway, vinyl flooring, wall and base fitted units, part tiled walls, space for a double sized oven with extractor fan above, space for a washing machine, one and a half bowl sink with drainer, integrated long-line fridge freezer, radiator, UPVC double glazed frosted door to the rear aspect opening onto the rear garden, UPVC double glazed sliding doors to the rear aspect opening onto the garden, power points and a digital wall thermostat.

Downstairs Shower Room

Smooth set ceiling, downlights, tiled flooring, part tiled walls, electric single enclosed shower, sink with an under cupboard, wall mounted LED mirror, toilet, stainless steel heated towel rail and an airing cupboard with the 'Wooster' boiler enclosed.

Bedroom Five

Smooth set ceiling, ceiling lights, UPVC double glazed windows to the front aspect overlooking the driveway, carpeted flooring, radiator, power points and built-in wardrobes.

First Floor

Landing

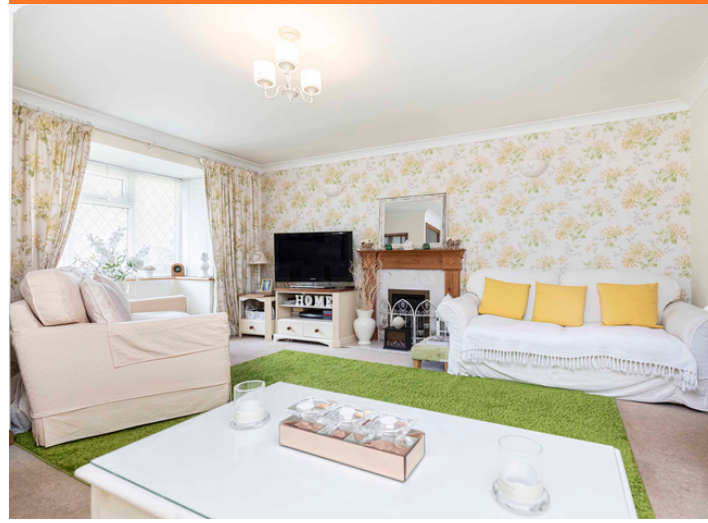
Coved and smooth set ceiling, ceiling lights, smoke alarm, loft hatch, carpeted flooring, power points, staircase to the ground floor and an airing cupboard with the hot water tank enclosed.

Bedroom One

Coved ceiling, downlights, UPVC double glazed bay windows to the front aspect overlooking the driveway/front garden area, carpeted flooring, radiator, built-in wardrobes and cupboards, power points and the en-suite shower room.

En-Suite Shower Room

Coved ceiling, downlights, UPVC double glazed frosted windows to the side aspect, tiled flooring, tiled walls, single enclosed electric shower, sink with under cupboards, wall mounted LED mirror, stainless steel heated towel rail and a toilet.



Bedroom Two

Coved and smooth set ceiling, ceiling light, UPVC double glazed windows to the rear aspect overlooking the rear garden, carpeted flooring, radiator and power points.

Bedroom Three

Coved and smooth set ceiling, ceiling lights, UPVC double glazed windows to the front aspect overlooking the driveway/front garden area, carpeted flooring, radiator and power points.

Bedroom Four

Coved ceiling, ceiling lights, UPVC double glazed windows to the rear aspect overlooking the garden, carpeted flooring, radiator and power points.

Bathroom

Coved ceiling, downlight, UPVC double glazed frosted windows to the rear aspect, tiled flooring, tiled walls, panelled bath with a shower head above and glass balustrade, pedestal sink, toilet and a stainless-steel heated towel rail.

Outside

Front Garden

Mainly laid to gravel with a steppingstone walkway, bushes and shrubbery and trees.

Driveway

Laid to tarmac with space for multiple vehicles and side gated access.

Garden

Mainly laid to artificial grass, patio area, surrounding bushes and shrubbery, side gated access, fences and bricked walls, outside water tap, storage unit to the side of the property and a tree.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: C
Council Tax Band: E - Approximately £2,625.02 per annum.

Stamp Duty

First Time Buyer: £2,500
Moving Home: £11,250
Additional Property: £25,500

