



10 Blackbird Close, Creekmoor, POOLE, Dorset BH17 7YA

£350,000 Freehold

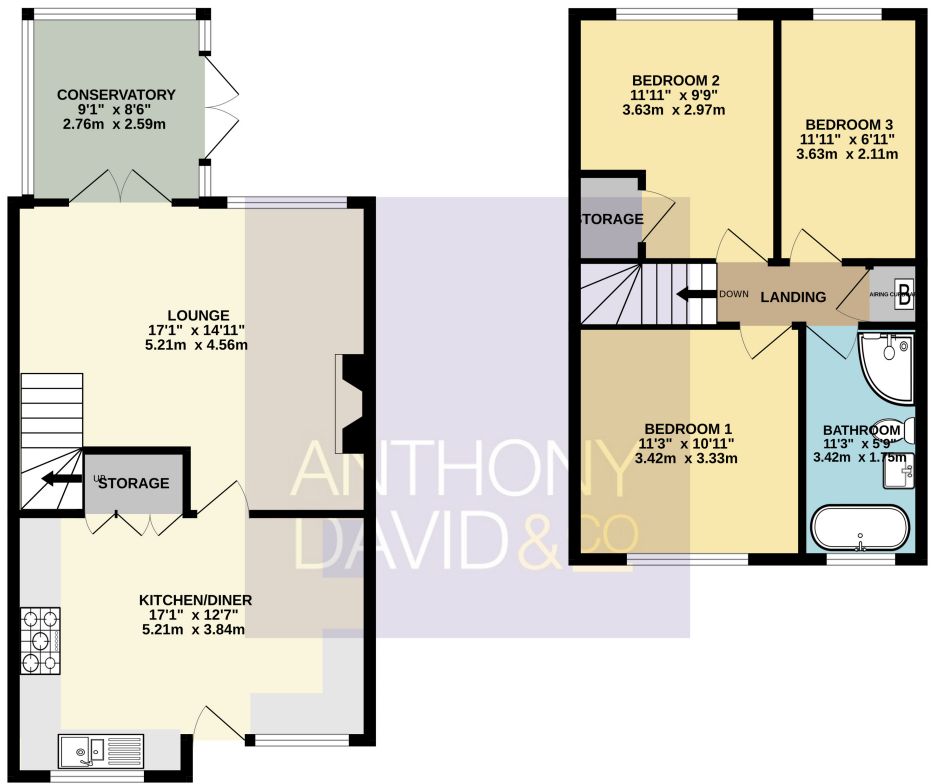
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**** NO FORWARD CHAIN **** An immaculate semi-detached house situated in this sought after cul-de-sac in Creekmoor ideally situated a short distance from the local shops, amenities, Creekmoor Nature Reserve and Upton Country Park. The property presents an ideal starter home and viewing is essential to not only appreciate its fantastic location but also the accommodation on offer, which comprises: 17' lounge, kitchen/diner with underfloor heating, conservatory, two double bedrooms, generous single bedroom and contemporary four piece bathroom suite. Externally the property boasts a delightful South facing garden with sun patio and lawned area. To the front the brick paved driveway provides off road parking. Further features of this 'little gem' include: EV Car Charger, gas central heating and UPVC double glazing. Nearby Schools - Upton Infants, Hillbourne Primary, Lytchett Minster, Poole High and both Poole and Parkstone Grammars.

**ANTHONY
DAVID & CO**

GROUND FLOOR
526 sq.ft. (48.8 sq.m.) approx.

1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 961 sq.ft. (89.3 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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Kitchen/Diner 5.21m x 3.84m (17' 1" x 12' 7")

Lounge 5.21m x 4.56m (17' 1" x 15' 0") Max

Conservatory 2.76m x 2.59m (9' 1" x 8' 6")

Landing Doors to

Master Bedroom 3.42m x 3.33m (11' 3" x 10' 11")

Bedroom Two 3.63m x 2.97m (11' 11" x 9' 9")

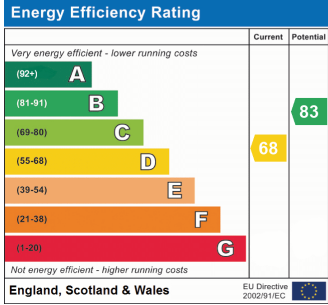
Bedroom Three 3.63m x 2.11m (11' 11" x 6' 11")

Bathroom 3.42m x 1.76m (11' 3" x 5' 9")

Garden South Facing

Driveway Off road parking

Council Tax Band C



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.