



**3 Hyacinth Close, Creekmoor,  
Poole, Dorset, BH17 7YX**



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## FREEHOLD PRICE £315,000

A delightful, fully updated and extended 2 double bedroom terrace home with westerly facing garden, garage and parking, set in a popular location in Creekmoor. This charming property benefits from a recently fitted kitchen with fully integrated appliances, that opens into a dining room, recently modernised bathroom, newly decorated and newly replaced wood effect flooring on the ground floor. The home further offers gas central heating, double glazing and a private rear garden.

- Delightful 2 double bedroom, 2 reception room, terrace home
- Fabulous, refitted kitchen that opens into the extended dining area with a pair of skylights that has doors leading to the garden
- Fitted in an excellent range of pale sage Shaker style units with wood effect work tops over and integrated appliances to include 4 ring gas hob with oven below and extractor above, dishwasher, fridge/freezer and washing machine
- Entrance porch with area for coats that leading to the sitting room
- Good size sitting room with window to the front, wood effect flooring, door to kitchen and stairs to first floor
- Refitted modern shower room with shower over the bath, wc, wash basin with fitted drawers below. Deep storage cupboard housing the boiler
- Gas central heating and double glazing
- 2 double bedrooms, one with a fitted wardrobe to one wall
- Westerly facing, level, fully enclosed rear garden having a deck area, area of lawn and path leading to the rear entrance of the garage
- Garage with power and light and currently divided into a rear utility area, and front storage area
- Parking space in front of the garage and potential for further parking space in front of the house (would need to kerb to be dropped)

Set off Bluebell Lane, in the popular residential area of Creekmoor and within a few hundred yards of the 14 acre heathland walks and pond. Poole Town Centre is just 3 miles away and the shops in Broadstone are within 2 miles. The property is just over a mile from Upton Country Park with its wonderful harbour and nature walks.

**COUNCIL TAX BAND: C**

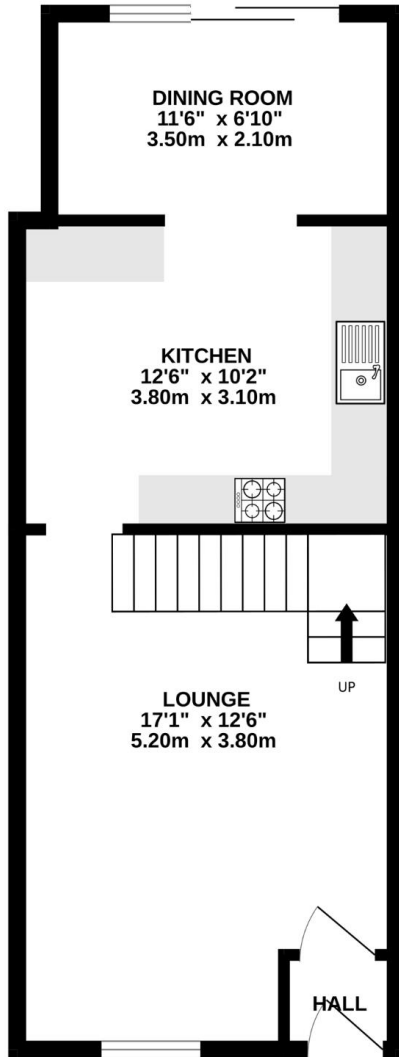
**EPC RATE: D**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

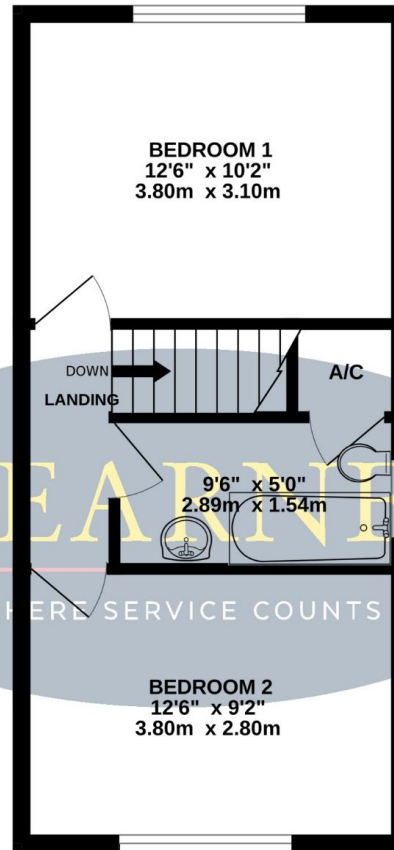




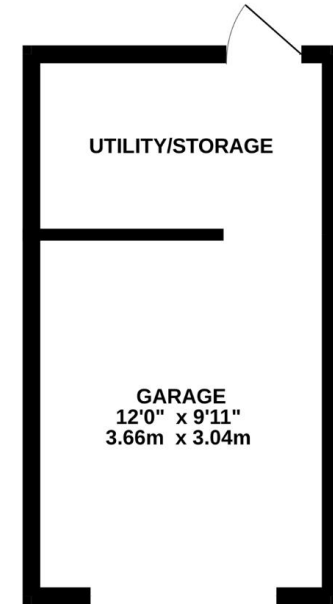
GROUND FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR  
346 sq.ft. (32.2 sq.m.) approx.



GARAGE  
179 sq.ft. (16.7 sq.m.) approx.



TOTAL FLOOR AREA : 951 sq.ft. (88.3 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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