



**HEARNES**

WHERE SERVICE COUNTS

**21 Pine Tree Walk, Creekmoor,  
Poole, Dorset, BH17 7EH**



# 21 Pine Tree Walk, Creekmoor, Poole, Dorset, BH17 7EH

## FREEHOLD PRICE £320,000

An immaculately presented and refurbished 3 bedroom end of terrace home with garage, gardens and set in a cul de sac, under 100 yards from Creekmoor Ponds Nature Reserve. The property has been recently updated to include new fully tiled bathroom, new carpets, new doors, new boiler and further offers gas central heating and double glazing. The fully enclosed, southerly facing rear garden (due to be returfed) has a side gate, leading to the garage. There is parking on the front for 2 cars and the property is sold vacant.

- Renovated 3 bedroom end of terrace house
- Peaceful location at the end of a cul de sac and backing onto woodland
- Generous lounge dining room with wood effect flooring
- Separate refitted kitchen in a range of white high gloss handleless units with work tops over and fully tiled floor and complimenting splash backs. Fitted with integrated 4 ring electric hob, extractor, oven, fridge/freezer and dishwasher
- Recently redecorated with brand new carpets, flooring, staircase and new internal doors throughout
- Master bedroom with built in double wardrobes with sliding doors
- New fully tiled bathroom with shower over the bath and feature blue tooth vanity mirror
- Part boarded loft with pull down ladder, housing the boiler
- Gas central heating and double glazing
- Attractive, southerly facing low maintenance garden with patio, area of lawn (due to be turfed) all enclosed by fencing and a gate at the side leading to the garage
- Single garage which is approached by a shared drive to the right of the property and is used by 4 houses
- Parking to the front of the property for 2 cars
- Vacant so no forward chain!

Pine Tree Walk is a quiet cul de sac just 100 metres from Creekmoor Ponds Nature Reserve which offers beautiful walks and fishing. Walking distance to a local nursey, local shops and a post office, the property is positioned in a convenient and pretty location. Poole Town Centre is within 3 miles of Creekmoor, and Upton Country Park is within one mile.

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.





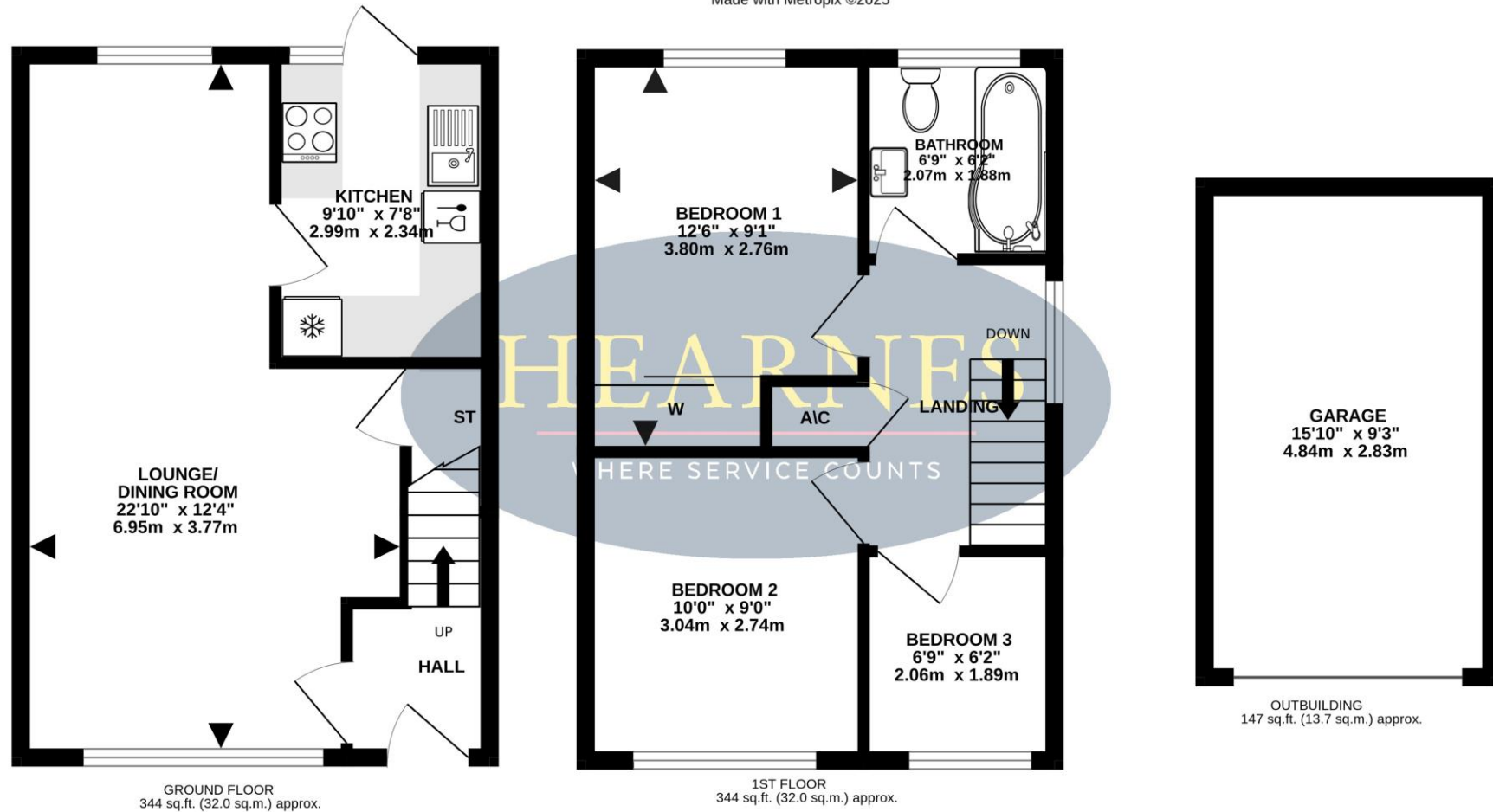


INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 835 sq.ft. (77.6 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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