



27 Creekmoor Lane, Creekmoor BH17 7BN

A deceptively sized four bedroom home offering flexible accommodation with the potential to be arranged to incorporate a self-contained annex if required.

EPC: 45 Council Tax Band: C Price: £450,000 Freehold







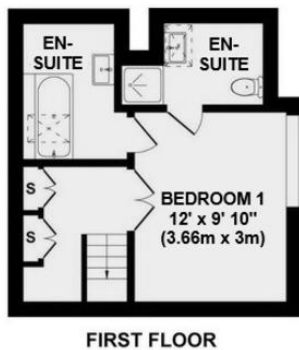
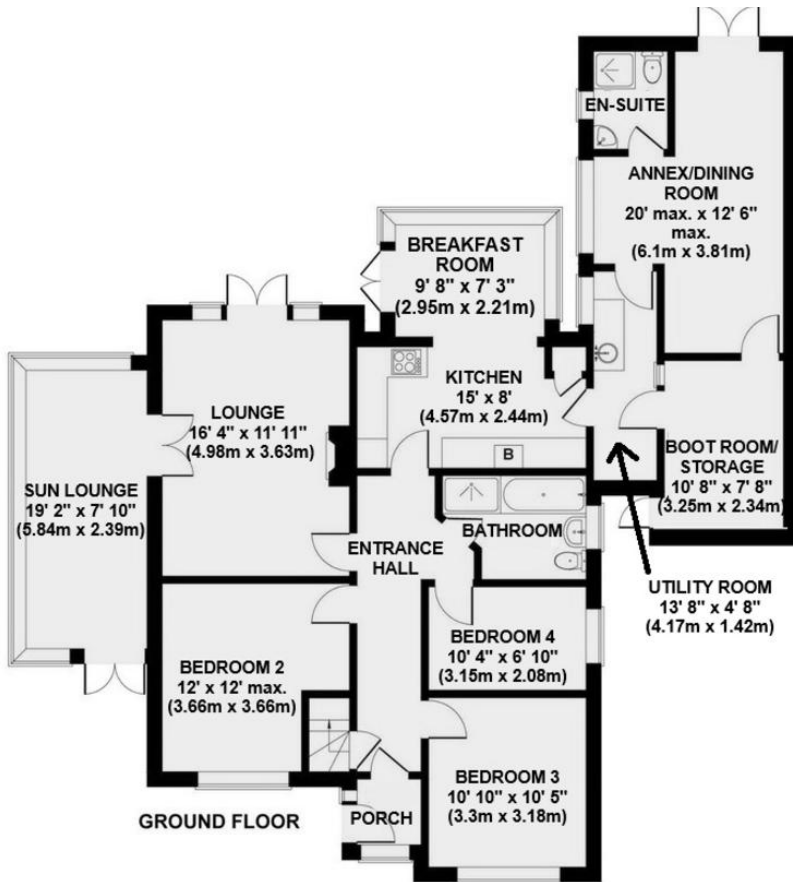
Key Features

- FOUR BEDROOM DETACHED BUNGALOW
- LOUNGE
- SUN LOUNGE
- KITCHEN
- BREAKFAST ROOM & UTILITY
- BOOT ROOM/STORAGE
- DINING ROOM/ANNEX WITH EN-SUITE
- FOUR BATHROOM/SHOWER ROOMS
- GOOD SIZE SOUTH WESTERLY GARDENS
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING

The Property

The property, which benefits from gas fired heating and UPVC double glazing, has a good size reception hall, lounge with a log burner extending to a sun lounge overlooking the gardens. There is then a kitchen opening to a breakfast area, from the kitchen a utility room extends to a dining room leading to a shower room and this area of the bungalow could be arranged to provide an annex if required. Also located to the ground floor are three bedrooms and a bathroom with separate shower cubicle. Stairs lead to a first floor landing area with storage and then the main bedroom with en-suite and separate shower room.

Outside double wrought iron gates lead to a tarmac driveway providing off road parking and a generous conservatory to the right hand side of the bungalow. The gardens then extend to the side and rear of the property and are of a generous size. From the rear of the bungalow a resin patio leads along pathways meandering through the garden to an ornamental fishpond and summer house with power and light. There is a greenhouse an outside store and then a wrought iron gate leads to a side section of garden where there is a further storage shed. The rear garden enjoys a south westerly aspect and a large degree of privacy.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcau.com			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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