



39 Woodpecker Drive, Creekmoor, Poole BH17 7SB

A well presented four bedroom detached family home occupied by the current owners since brand new and situated in a quiet cul-de-sac location.

EPC: TBC **Council Tax Band:** E **Price:** £475,000 Freehold

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Key Features

- FOUR BEDROOM DETACHED FAMILY HOME
- LOUNGE WITH SQUARE BAY WINDOW
- SEPARATE DINING ROOM
- SHAKER STYLE KITCHEN WITH INTEGRATED APPLIANCES
- EN-SUITE SHOWER ROOM
- FAMILY BATHROOM
- GARAGE AND OFF ROAD PARKING
- SOUTH FACING REAR GARDEN
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING

The Property

Situated at the head of the close is this detached family residence enjoying a sunny southerly rear garden. The property benefits from gas fired central heating with radiators and UPVC double glazing. A composite front door leads to the reception hall with door to the garage and ground floor cloakroom, the lounge with large square bay window overlooks the rear garden. There is then a separate dining room with bay window and an archway opens to a comprehensively fitted shaker style kitchen with wood block worksurfaces and integrated appliances, including two Neff electric ovens, one of which is a combination oven and microwave, a five ring gas hob

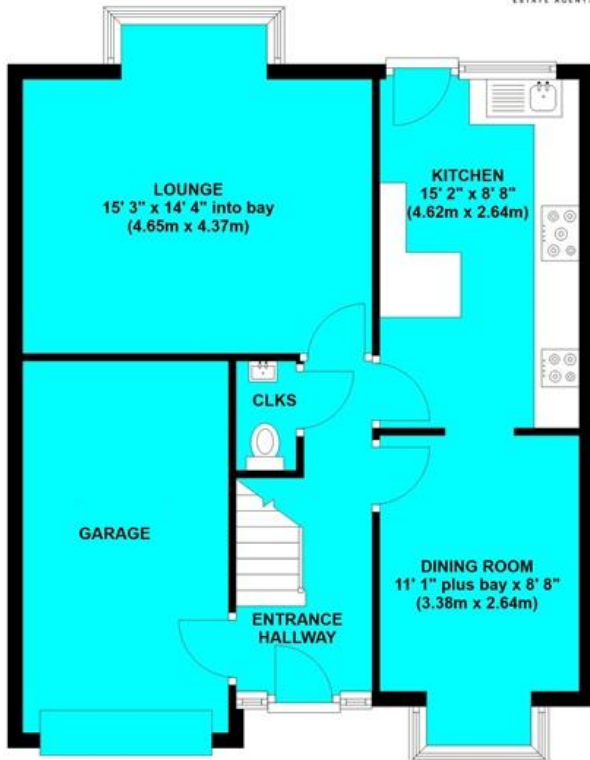
and extractor hood above, integrated fridge/freezer, dishwasher and integrated washing machine.

A generous master bedroom has three windows to the front aspect, two double wardrobes and a large en-suite shower room. There are then two further double bedrooms both with fitted wardrobes, a fourth bedroom and good size family bathroom.

To the front of the property is a double width tarmac driveway leading to the garage. To the rear of the house there is a patio area and lawn, a timber shed and further storage.

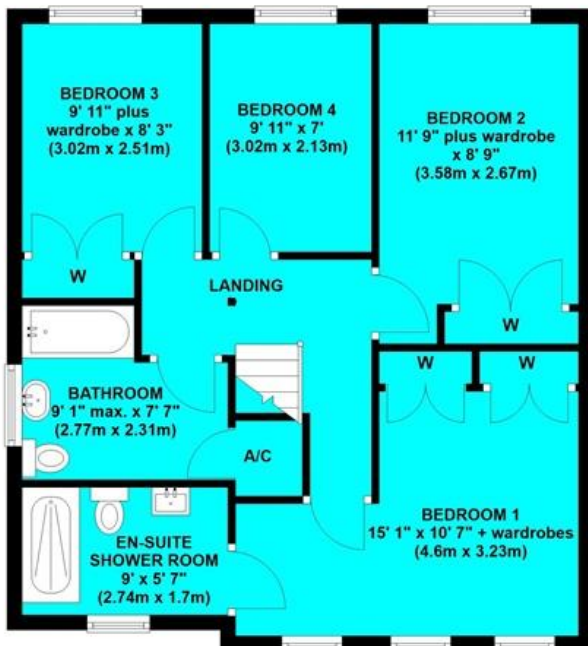
Ground Floor

Approx. 64.1 sq. metres (689.9 sq. feet)



First Floor

Approx. 60.0 sq. metres (645.6 sq. feet)



Total area: approx. 124.1 sq. metres (1335.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission and misstatement. 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.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.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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