



## 74 Goldfinch Road, Creekmoor, Poole BH17 7TD

An extended three bedroom detached family home situated in this quiet and convenient location.

**EPC: 69 Council Tax Band: D Price: £425,000 Freehold**

 **3**
 **2**
 **2**





## Key Features

- THREE BEDROOM DETACHED HOME
- CLOAKROOM
- LOUNGE
- STUDY
- KITCHEN/BREAKFAST ROOM WITH INTEGRATED APPLIANCES
- EN-SUITE SHOWER TO MASTER BEDROOM
- FAMILY BATHROOM
- GARAGE (NOW USED AS STORAGE)
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- NO FORWARD CHAIN

## The Property

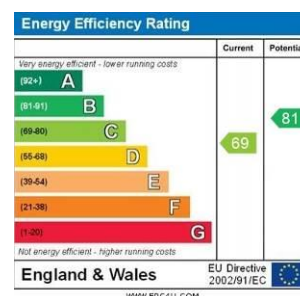
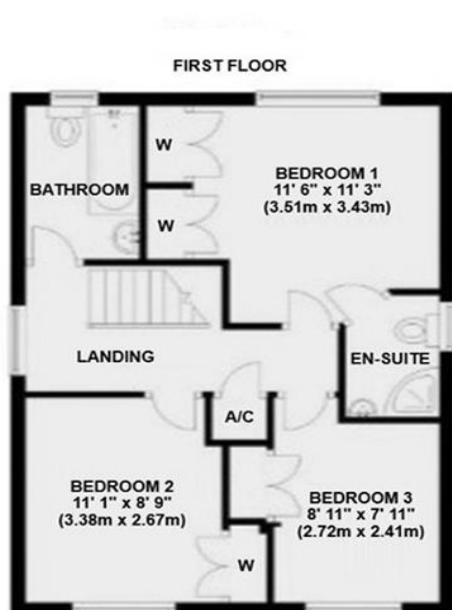
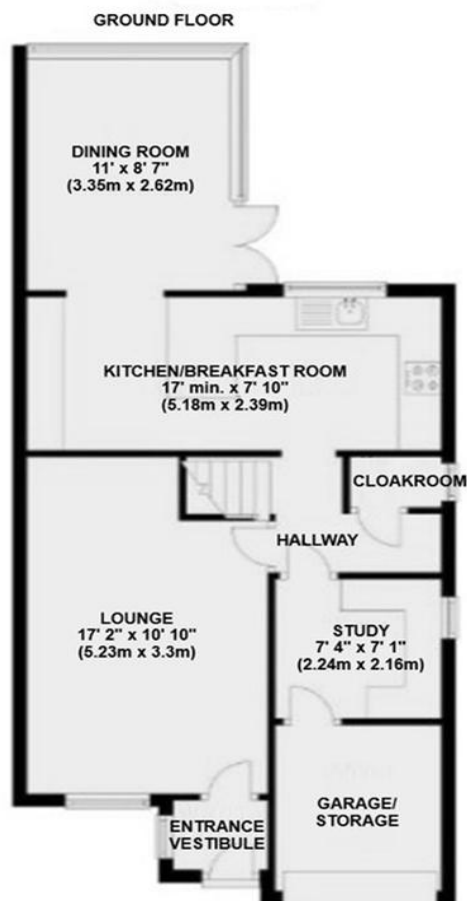
Situated in an established residential area close to excellent walking around Creekmoor Ponds and Upton Country Park is this three bedroom detached family home. The property benefits from gas fired central heating with radiators and UPVC double glazing.

To the ground floor there is an entrance vestibule leading to the sitting room with an inner hallway accessing the ground floor cloakroom and also a study which has been created by dividing part of the garage. The inner hallway then leads to an attractively fitted kitchen/breakfast room with integrated appliances and then opening to a dining

room/family room overlooking the rear garden. To the first floor there are three generous bedrooms all with fitted wardrobes, an en-suite shower to the main bedroom and a family bathroom.

A driveway provides off road parking and leads to the garage which now is utilised as storage and the rear garden has an area of decking stepping down to a lawn all fully enclosed.

Within Creekmoor there are a number of local amenities including a public house, doctors, dentist, community centre and a number of shops. The larger centres of Broadstone and Poole can be easily reached by car, bus or cycle path.



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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