



## 58 Goldfinch Road, Creekmoor BH17 7TD

A truly unique opportunity to acquire an outstanding four bedroom semi-detached family home with many outstanding features including professionally installed orangery leading out to the large south west facing rear garden. Viewing recommended!

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

 4  2  4









## Key Features

- FOUR BEDROOMS
- LIVING ROOM
- SPACIOUS DINING ROOM
- STUNNING ORANGERY
- WELL APPOINTED KITCHEN
- HOME OFFICE
- MASTER EN SUITE
- LARGE SUNNY GARDEN
- GARDEN ROOM WITH KITCHEN
- MUST BE VIEWED!

## The Property

From the entrance loggia, a composite door leads into the entrance hall, from where one will find a downstairs cloakroom, together with home office. From the hallway, proceed into the lounge which overlooks the front of the property and has a feature fire with space for TV above. A through way leads into the outstanding dining room which has a range of fitted furniture to include cabinets and shelving. From here, bi-fold doors lead into the professionally installed hardwood orangery, a notable feature of the property, having a lantern window affording a high degree of natural light and French doors leading out to the beautifully landscaped garden. To complete the picture on the ground floor, there is a spacious kitchen/breakfast room with corian worksurfaces and porcelain tiled

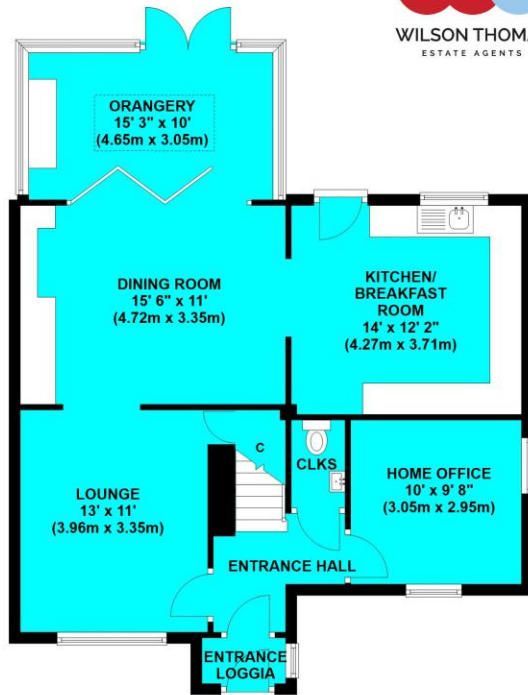
flooring. The kitchen again leads out to the garden.

On the first floor, there is an outstanding master bedroom suite with en-suite dressing room and shower room. There are three further bedrooms, two of which have built in wardrobes, together with a family bathroom.

Once outside, there is an extensive driveway to the front of the property. Of particular note is the outstanding large rear garden which features an extensive decked entertaining area, together with a lawned area dissected by a pathway leading to a cedar wood cabin with sliding door having a fully fitted kitchenette, together with living area and storage. The cabin also benefits from a self-contained garden store.

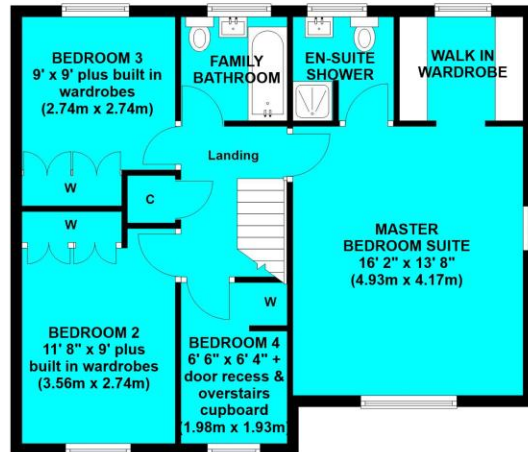
### Ground Floor

Approx. 78.3 sq. metres (842.5 sq. feet)



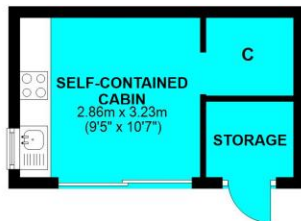
### First Floor

Approx. 64.9 sq. metres (698.9 sq. feet)



### Outbuilding

Approx. 14.0 sq. metres (150.8 sq. feet)



Total area: approx. 157.2 sq. metres (1692.3 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       |           |
| (69-80)                                     | C       | 77        |
| (55-68)                                     | D       | 81        |
| (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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