



## 3 Woodpecker Drive, Creekmoor, Poole BH17 7SB

A deceptively sized, extended four bedroom family home situated in a popular and convenient location within close proximity of Creekmoor Ponds and Upton Country Park.

**EPC: TBC Council Tax Band: E Price: £459,950 Freehold**







## Key Features

- FOUR BEDROOM FAMILY HOME
- LOUNGE & SEPARATE DINING ROOM
- KITCHEN & UTILITY ROOM
- STUDY
- FAMILY ROOM
- NO CHAIN
- EN-SUITE SHOWER ROOM
- FAMILY BATHROOM
- GARAGE & OFF ROAD PARKING
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- POPULAR LOCATION

## The Property

This detached home, constructed approximately 35 years ago and benefits from gas fired heating with radiators via a modern boiler and UPVC double glazing.

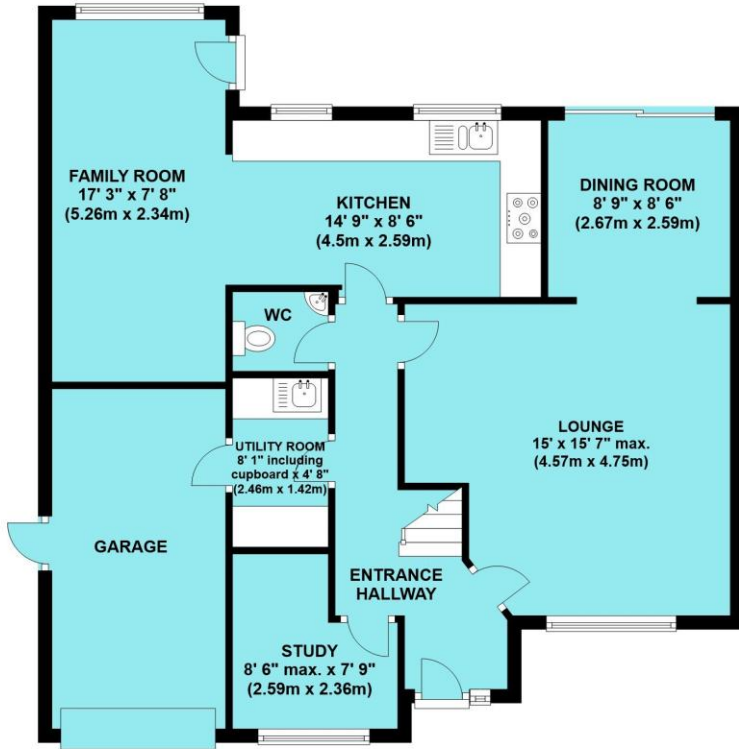
To the ground floor the accommodation comprises of a reception hall with a lounge, dining room, study, cloakroom and utility room. The kitchen then extends to a good size family room with vaulted ceiling and feature window overlooking the rear garden. To the first floor there are four bedrooms, three having fitted wardrobes, a family bathroom and en-suite shower room.

A driveway provides off road parking for a number of vehicles and leads to the attached garage. The house is now in need of updating but offers great potential for those purchasers wishing to put their 'own stamp' on a home.

The house is situated within walking distance of a number of amenities including a Public House, supermarket and doctors surgery. Just moments from the house there are pleasant walks around Creekmoor Ponds and also within walking distance is Upton Country Park. The property is offered for sale with the benefit of no forward chain.

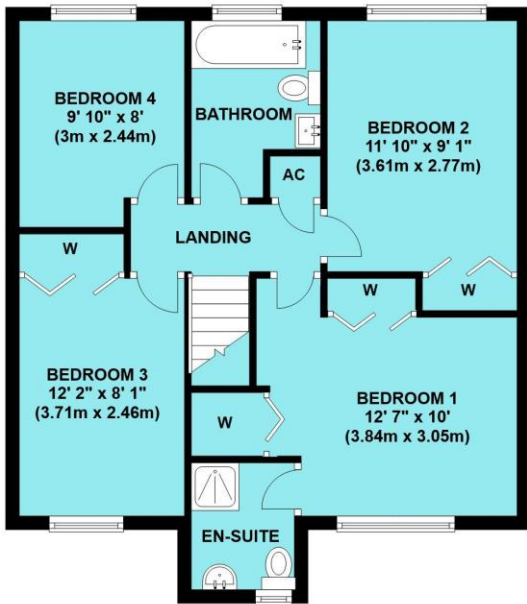
## Ground Floor

Approx. 86.3 sq. metres (929.3 sq. feet)



## First Floor

Approx. 57.7 sq. metres (621.0 sq. feet)



Total area: approx. 144.0 sq. metres (1550.3 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 or 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+)                                       | <b>A</b>                |           |
| (81-91)                                     | <b>B</b>                |           |
| (69-80)                                     | <b>C</b>                |           |
| (55-68)                                     | <b>D</b>                |           |
| (39-54)                                     | <b>E</b>                |           |
| (21-38)                                     | <b>F</b>                |           |
| (1-20)                                      | <b>G</b>                |           |
| Not energy efficient - higher running costs |                         |           |
|   | 69                      | 81        |
| <b>England &amp; Wales</b>                  | 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.

### Broadstone Office

219 Lower Blandford Road, Broadstone, Dorset BH18 8DN  
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

### Lower Parkstone Office

5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF  
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk