



77 Honeysuckle Lane, Creekmoor Poole BH17 7YY

An excellently presented and well maintained chalet style home, situated in this quiet cul-de-sac just moments walk from Upton Heath and Creekmoor Ponds.

EPC: 68 Council Tax Band: D Price: £444,950 Freehold







Key Features

- DECEPTIVELY SPACIOUS CHALET STYLE HOME
- GENEROUS LOUNGE/DINER
- CONSERVATORY WITH UNDER-FLOOR HEATING
- STUDY AREA
- KITCHEN WITH AMPLE STORAGE
- UTILITY ROOM
- TWO BEDROOMS
- EN-SUITE SHOWER ROOM
- RECENTLY RE-FITTED BATHROOM
- FULLY ENCLOSED PRETTY REAR GARDEN
- WALKING DISTANCE TO AMENITIES

The Property

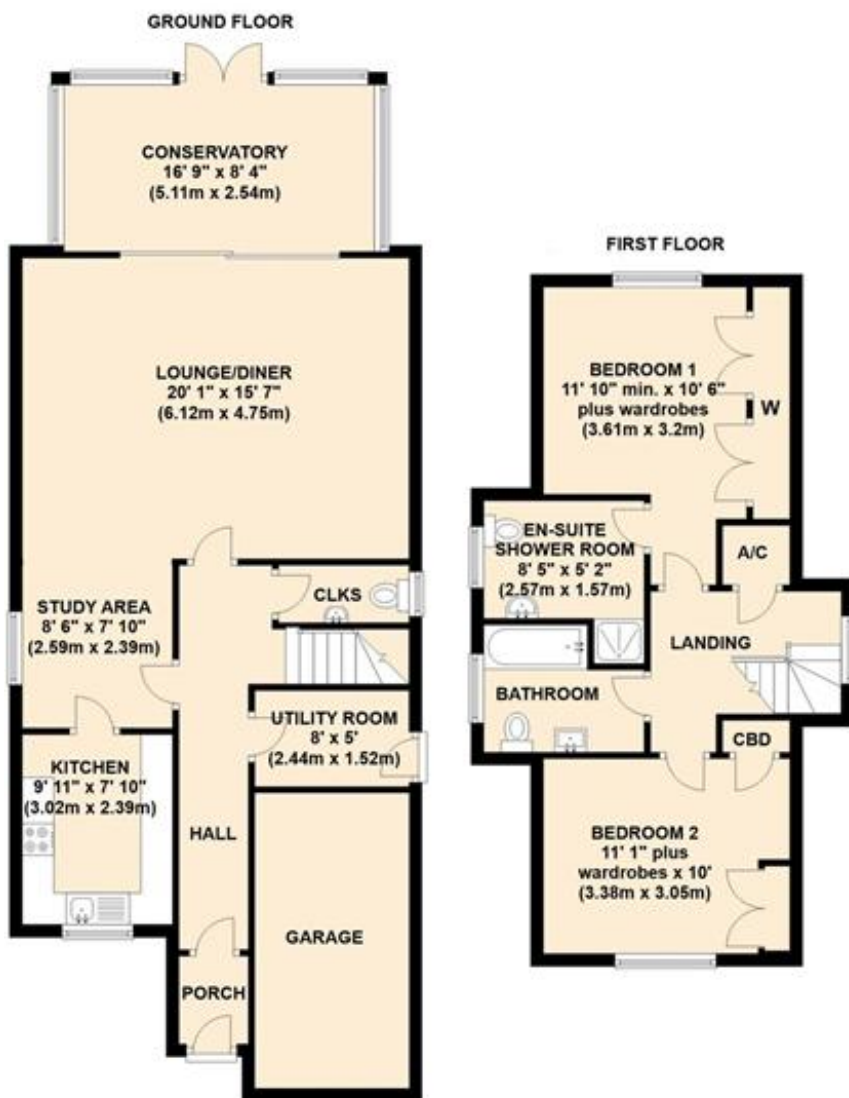
This deceptively sized home benefits from UPVC double glazing with gas fired central heating and has been very well presented throughout. The property is particularly suited for those buyers looking for generous living accommodation and a peaceful location.

To the ground floor an entrance porch leads to the generous reception hall with cloakroom and utility room with power and plumbing for washing machine and drier, and a very good size lounge/diner opens to a conservatory enjoying an outlook over the pretty rear garden. From the living room there is an area which the current owner uses as a study which, if

necessary, could be combined with the well equipped kitchen to offer a good size kitchen/breakfast room.

A staircase leads to an attractive galleried landing with access to a large airing cupboard and loft access via a pull down ladder. There is the master bedroom and second bedroom, both with fitted wardrobes. The main bedroom has a generous en-suite shower room and the main bathroom has been recently updated.

A double width tarmac driveway provides off road parking and leads to the integral garage and the rear garden is fully enclosed and has been attractively arranged by the present owner.



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

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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