

18 Larch Close, Creekmoor, Poole, BH17 7YL

HARDWICK
ESTATE AGENTS

A 2 bedroom end-terrace home featuring a generous garden, parking and garage and an enviable position backing directly onto the Castleman Trailway.

- 2 double bedrooms
- Sitting/dining room
- Kitchen
- Conservatory
- Bathroom
- Garage
- Parking
- Large garden
- Backing onto the Castleman Trailway
- Cul-de-sac location
- No onward chain





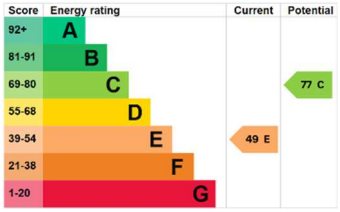


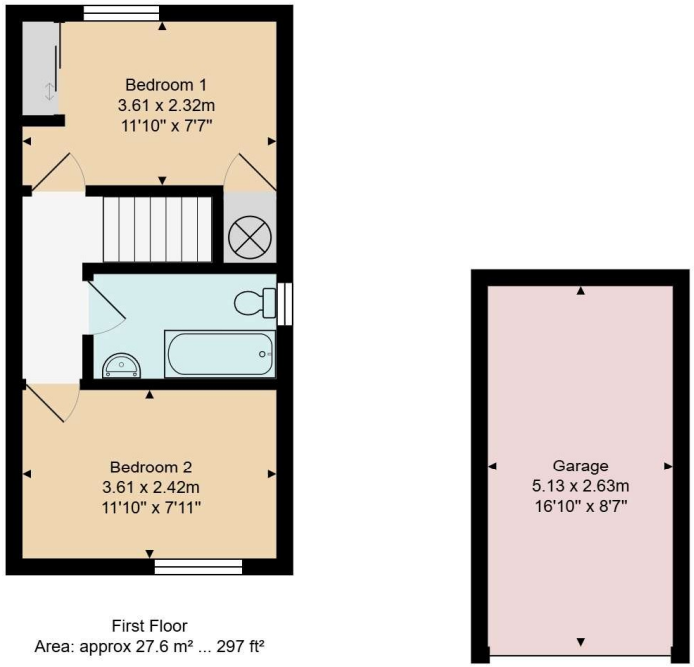

ASKING PRICE:

£275,000 (Freehold)

EPC RATING:

Band - E





Total Area: approx (excluding garage) 78.2 m² ... 841 ft²

All measurements are approximate and for display purposes only.

LOCATION

Situated at the end of a quiet cul-de-sac within the popular residential area of Creekmoor, this two-bedroom end of terrace home enjoys a particularly appealing position, backing directly onto the Castleman Trailway and offering a lovely green outlook towards the surrounding woodland. The property is conveniently located between Poole and Broadstone, with a range of local shops and amenities nearby, together with attractive walks at Upton Heath Nature Reserve and Upton House Country Park.

THE PROPERTY

The property is now in need of some general modernisation, offering potential for improvement. It is approached by a pedestrian walkway, at the end of a quite cul-de-cac. The ground floor features an entrance porch, useful to store shoes and coats, leading to the bright and spacious sitting/dining room providing an excellent space for relaxing and entertaining, complete with a gas fire. With stairs leading to the first floor and access through to the kitchen and conservatory.

The conservatory enjoys pleasant views across the rear garden, with sliding doors opening directly onto the garden.

The kitchen is fitted with a range of base and eye-level units, a breakfast bar overlooking to rear and incorporates a built-in oven and gas hob, together with a freestanding fridge/freezer and washing machine that will be included. A rear door provides further convenient access to the garden.

On the first floor are two well-proportioned double bedrooms and a family bathroom fitted with a white three-piece suite.

Outside, the property benefits from gardens to both the front and rear. The front garden is predominantly laid to lawn with planted borders and a pathway leading to the entrance. The generous rear garden is a particular highlight, offering a large lawned area, a paved patio adjoining the kitchen. A useful shed is tucked away, and a side gate provide convenient access between the front and rear of the property. Backing directly onto the Castleman Trailway, the garden enjoys a lovely sense of privacy and a pleasant woodland backdrop.

Further benefits include a garage situated at the end of the pedestrian pathway, together with off-road parking for one vehicle in front.

Offered for sale with no forward chain, this appealing home presents an excellent opportunity for first-time buyers, downsizers or anyone seeking a property with generous outdoor space, a peaceful setting and scope to personalise to their own taste.

ADDITIONAL INFORMATION

Council tax – C
Heating – Electric night storage heaters plus gas fire.







Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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