

14 Hyacinth Close,

Creekmoor, Poole, BH17 7YX

HARDWICK

ESTATE AGENTS

A spacious 3 bedroom semi-detached house situated at the end of quiet cul-de-sac offered for sale with no onward chain.

- Entrance hall
- Kitchen
- Sitting/dining room
- 3 bedrooms
- Bathroom with a 4 piece suite
- Garage
- Driveway parking
- Front and rear gardens
- Quiet cul-de-sac
- Gas fired central heating
- No onward chain

OFFERS IN EXCESS OF:

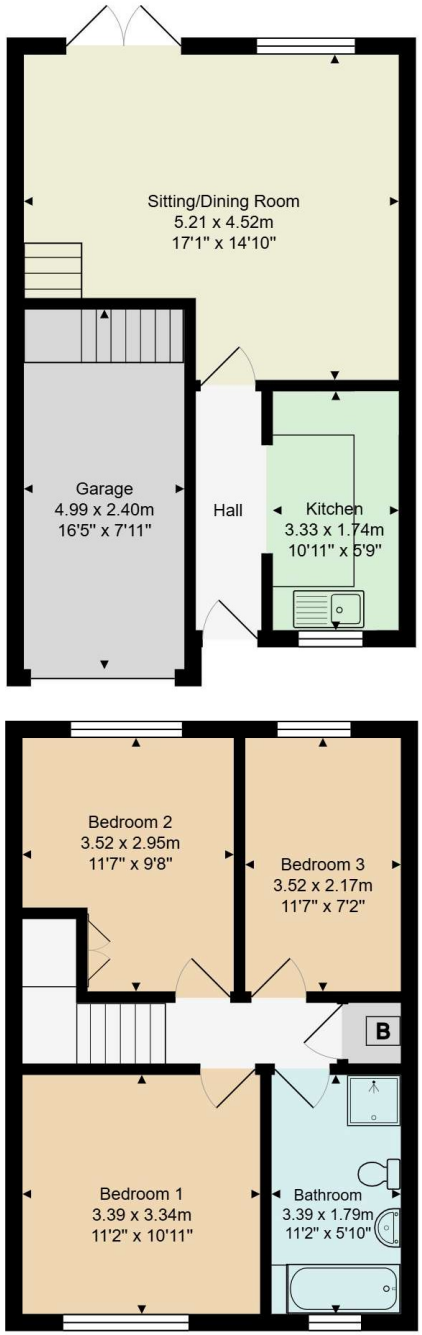
£300,000 (Freehold)

EPC RATING:

Band - D







Total Area including garage: 85.1 m² ... 916 ft²

All measurements are approximate and for display purposes only.

THE PROPERTY

Situated in a tucked-away position at the end of a quiet cul-de-sac, this three-bedroom semi-detached house offers an excellent opportunity for buyers looking to create a home of their own. While the property has been well maintained over the years, it would now benefit from modernisation, presenting tremendous scope and potential for improvement, and extension (subject to the necessary consents).

The accommodation is well-proportioned throughout and is offered to the market with no forward chain.

ACCOMMODATION

A covered entrance leads into the entrance hall.

The kitchen is fitted with a range of base and eye-level units, providing good storage and worktop space. A selection of kitchen appliances are available by separate negotiation.

To the rear of the property, the spacious sitting/dining room enjoys a pleasant outlook over the garden, with double doors opening directly onto the decking, creating an ideal space for everyday living and entertaining. Stair rise to the first floor.

On the first floor, the landing features a useful airing cupboard housing the gas-fired boiler. There are three well-proportioned bedrooms, together with a generous family bathroom fitted with a four-piece suite comprising a panelled bath, separate shower enclosure, WC and wash hand basin.

OUTSIDE

To the front of the property is a lawned garden with an attractive mature oak tree, together with driveway parking leading to the integral single garage. The garage benefits from an electric door, as well as power and lighting. A side path and gate provide access to the rear garden and reveal a particularly useful side area offering excellent potential for a garden shed, workshop, or even a side extension, subject to the necessary planning permissions.

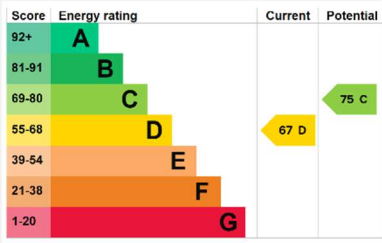
The rear garden enjoys a decked seating area immediately adjoining the house, with the remainder thoughtfully planted to create an established and private outdoor space enclosed by timber panel fencing.

LOCATION

Creekmoor is a popular residential area on the northern side of Poole, offering an excellent balance of convenience and green space. The property is within easy reach of local shops, supermarkets, schools, and regular bus services, while nearby Upton Country Park, Broadstone, and Poole town centre provide a wide range of leisure facilities.

ADDITIONAL INFORMATION

Council tax – C – Poole (BCP)










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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