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# Borley Rd, Creekmoor, Poole, Dorset, BH17 7DT

## Guide price £295,000

NEW LISTING IN CREEKMOOR, POOLE. Look at this stunning, well presemnted home for sale located in Borley Road, Creekmoor. There is a spacious open plan lounge kitchen dining room with a light grey gloss fitted kitchen with some integrated appliances. Cosy Lounge with fireplace and opening into dining area. Downstairs cloakroom with white two piece suite. Light wood laminate flooring to the ground floor, creating light and spacious feel. Upstairs there are two good sized bedrooms (Double and single) and a modern bathroom with white suite of bath, separate shower cubicle, wc and sink with vanity cupboard. Gas central heating via combi boiler and upvc double glazing. Grey fitted carpets and light grey walls create a contemporary feel to this property. Patio doors from the dining area lead onto a grey tiled patio with the remainder of the garden being laid to lawn, Block paved drive parking tot he front. IDEAL FIRST TIME BUY.








ARLA Association of Residential Letting Agents

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T: 01202 748999 • F: 01202 748545

email: sales@thackerandrevitt.co.uk

email: lets@thackerandrevitt.co.uk

www thackerandrevitt.co.uk

Partners: M.I. Thacker & H.J. Revitt • VAT No. 896 2245 88

**FRONT DOOR AND ENTRANCE HALL**
4'1" x 3'4" (1.25 x 1.04)
Upvc double glazed front door leading into the entrance hall with white ceiling, light grey emulsIon painted walls and fitted flooring. Radiator. Stairs to first floor and landing area. Built in wall cupboard housing electric meters. Ceiling lighting. Light switch. Door leading into the lounge kitchen.

**OPEN PLAN LOUNGE KITCHEN DINING ROOM**
kitchen 9'10" x 14'2" x 9'3" to recess wall, loung (kitchen 3.02m x 4.32m x 2.82 to recess wall, loung)
Panelled door with glass panes leading into this spacious open plan lounge kitchen dining room. White ceiling, light grey emulsion painted walls and laminate wood flooring. There is a built in understairs cupboard with white painted panelled door for additional storage. Emulsion painted walls inside and continuation of flooring.

Kitchen/dining area:
A range of light grey gloss fronted wall, base and drawer units with fitted handles. Laminate worktops. Grey plastic one and half bowl sink with drainer and mixer tap. Integrated Lamona dishwasher, four ring glass top Lamona hob with built in oven and extractor fan. Space and plumbing for washing machine and space for fridge freezer. 3 chrome coloured pendant lights over breakfast bar area. Opening into the dining area with wall mounted Gloworm combi boiler. Double UPVC patio doors leading to the rear garden with two side opening windows and window ledges. Radiator. Velux window. Ceiling lighting. Plug sockets and fuse switches. Light switches.

Lounge Area:
Continuation of decor with white ceiling, light grey emulsion painted walls and laminate flooring. There is a feature fireplace with stone beige marble type surround and base hearth with a gas pipe connection to one side, which would be ideal if you wanted to instal a gas fire. UPVC double glazed window to the front aspect. TV socket, light switch and plug sockets. Two Radiators.

**DOWNSTAIRS CLOAKROOM**
5'4" x 6'7" irregular shape (1.63 x 2.03 irregular shape)
Panelled door leading into this modern cloakroom with white ceiling, light grey emulsion painted walls and continuation of the laminate flooring. Chrome effect ladder style radiator. WC with seat, lid and cistern flush. White ceramic sink with chrome effect fittings and base vanity cupboard. Lighting. Wooden framed sky light window creating lots of light.

**STAIRS AND LANDING AREA**
7'2" x 2'11" (2.20 x 0.90)
Continuation of the entrance hall decor with white ceiling, light grey walls and grey fitted carpet. White painted woodwork. Light switch. Doors to all first floor rooms. Ceiling loft hatch.

**BEDROOM ONE (DOUBLE MAIN FRONT)**
10'11" x 12'11" (3.33 x 3.96)
Panelled door leading into this spacious double bedroom with front facing aspect. White ceiling, light grey emulsion painted walls and grey fitted carpet. Upvc double glazed window overlooking the front of the property. Ceiling lighting. Radiator. Light switch, plug sockets and Virgin internet socket. Built in cupboard with four doors and shelving and rails inside.

**BEDROOM TWO (REAR FACING)**
12'4" x 6'9" (3.76 x 2.06)
White panelled door leading into the bedroom with rear facing aspect. White ceiling, light grey emulsion painted walls and grey fitted carpet. Upvc double glazed window overlooking the rear garden. Radiator. Ceiling lighting, light switch and plug sockets.

**BATHROOM**
9'3" x 7'1" (2.82 x 2.17)
Panelled door leading from the landing area into this modern good size bathroom with rear facing aspect. White ceiling, part light grey emulsion painted walls and part white tiled walls. Upvc double glazed window. White bath with white panel and chrome effect fittings. WC with seat and lid and cistern flush. White ceramic sink with chrome effect fittings and base vanity cupboard and tiled splash back. Chrome effect ladder style radiator. Corner shower cubicle with fixed and sliding doors, white shower tray and wall mounted shower. Ceiling lighting.

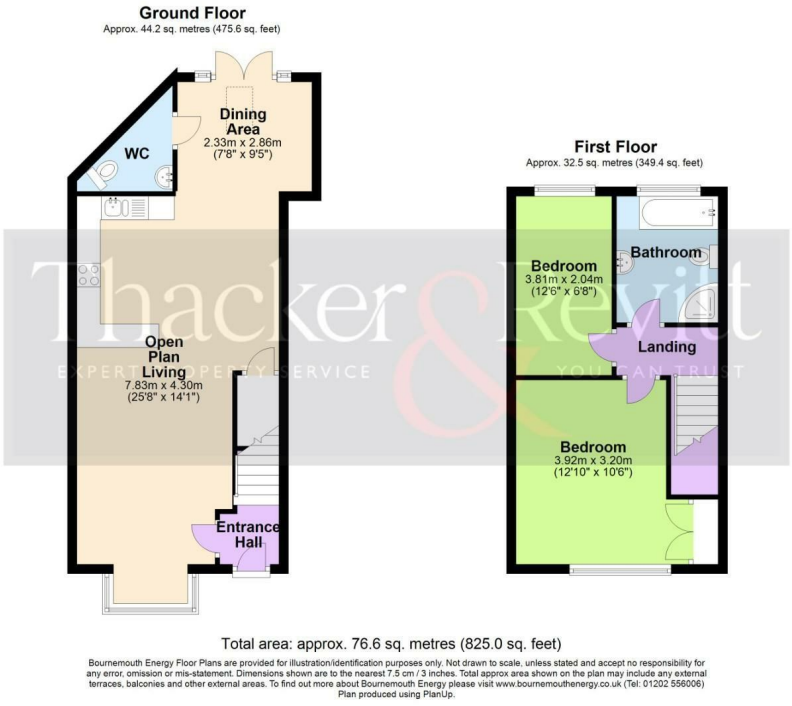
**REAR GARDEN**
45'7" x 13'6" (13.9 x 4.13)
Leading from the patio doors onto this grey tiled sunny aspect patio area and in turn leading to a lawn garden. Panel fencing to all sides. Outside light.

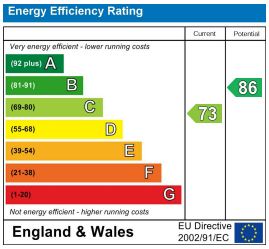


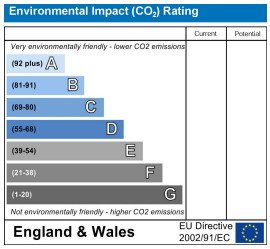





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## Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD


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