



44 ROWAN DRIVE, CREEKMOOR, POOLE, DORSET, BH17 7YR
£450,000 FREEHOLD

A MODERN 4 BEDROOM LINKED DETACHED HOUSE WITH A CONTEMPORARY STYLE OPEN PLAN KITCHEN/DINING ROOM, A CONSERVATORY, OFF ROAD PARKING, AN ELECTRIC VEHICLE CHARGING POINT AND AN INTEGRAL GARAGE, IN A POPULAR RESIDENTIAL AREA.

SUMMARY:

Built around 1980, the property has brick elevations and a concrete interlocking tiled roof. It was extended about 15 years ago to provide a large integral garage with principal bedroom and en suite shower room above. The house benefits from gas central heating, UPVC double glazing, solid oak floors to the principal ground floor rooms, and a landscaped rear garden.

- - Marketed by Christopher Batten in association with Winkworth
- - Open plan kitchen/dining room
- - Conservatory
- - Integral garage and off road parking
- - Popular residential area



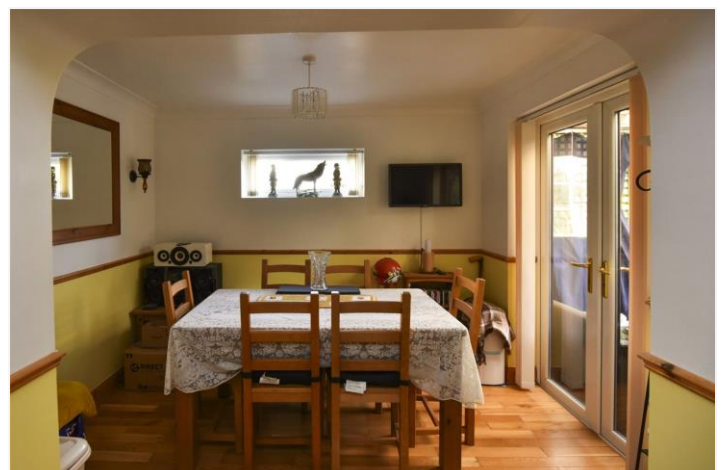
DESCRIPTION:

A covered entrance porch leads to a reception hall. The nicely proportioned lounge has a walkway to the open plan kitchen/dining room which has French doors to a covered outdoor area.

The kitchen comprises modern units, granite worktops, integrated fridge-freezer, Neff induction hob, cooker hood, electric double oven, dishwasher, and space and plumbing for washing machine. French doors lead to a conservatory with doors to the garden.

The first floor landing has loft access. Bedroom 1 has access to a secondary roof space, and a fully tiled en suite shower room (with power shower, wash basin and WC.) Bedroom 2 has built-in wardrobes, and bedroom 3 has a rear aspect over the garden. Bedroom 4 has an airing cupboard, and there is a separate study.

The family bathroom has a bath (with wall mounted shower and screen), wash basin, WC and fully tiled walls.



A driveway provides ample off road parking, a water tap and an electric vehicle charging point, and leads to an integral garage with electric roller door, gas central heating boiler, lighting, power points and personal side door.

A side gate leads to a nicely enclosed rear garden with covered entertainment area, patio, raised gravel area, stone-edged borders and exterior lighting.

LOCATION:

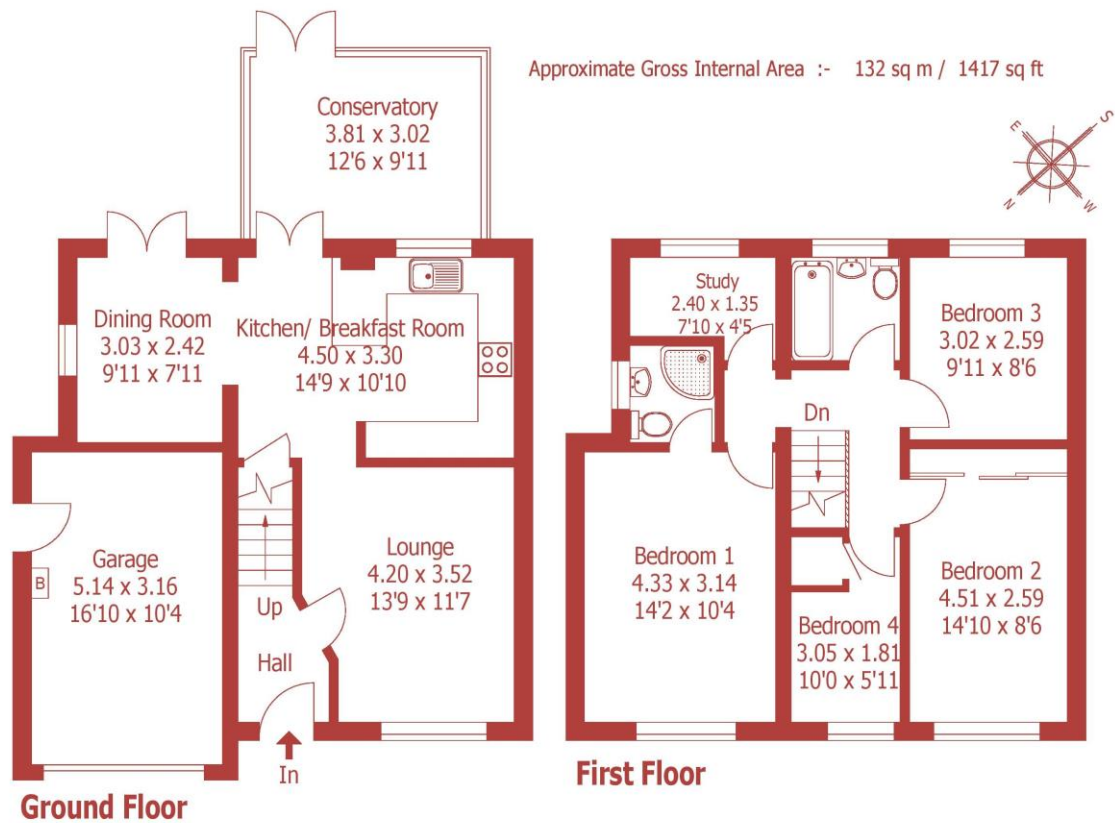
Creekmoor provides a range of local shops and a health practice. There is easy access to the Castleman Trailway which provides scenic walks through Upton Country Park and on to Poole. Broadstone, which is about 1.5 miles away, has a busy shopping area and an excellent range of amenities. Poole and Bournemouth both offer mainline rail links to London Waterloo.

COUNCIL TAX: Band D

DIRECTIONS:

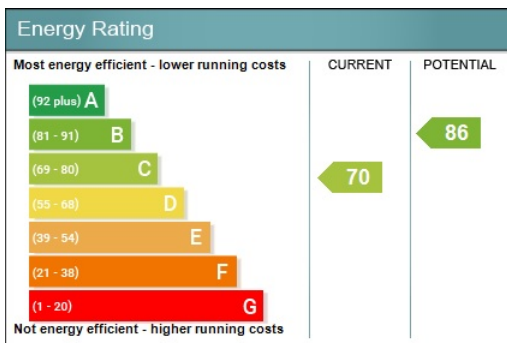
From The Broadway, Broadstone, proceed to the roundabout and take the first exit onto the Broadstone Relief Road. After about 1 mile, turn right into Beechbank Avenue. At the mini-roundabout, proceed straight ahead. At the next roundabout, take the second exit. Take the second turning on the right into Rowan Drive.





For identification purposes only, not to scale, do not scale

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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