

61 Nuthatch Close
Creekmoor
Poole BH17 7XR

Price **£270,000** Freehold

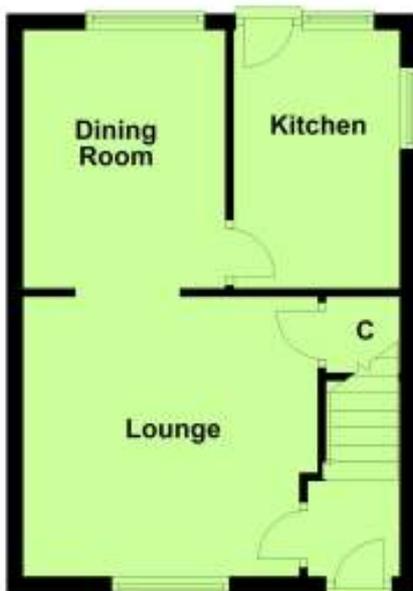


A THREE BEDROOM SEMI-DETACHED FAMILY HOME SITUATED IN A QUIET AND POPULAR RESIDENTIAL LOCATION WITHIN EASY ACCESS TO BOTH BROADSTONE AND POOLE TOWN.



Ground Floor

Approx. 30.9 sq. metres (332.5 sq. feet)



First Floor

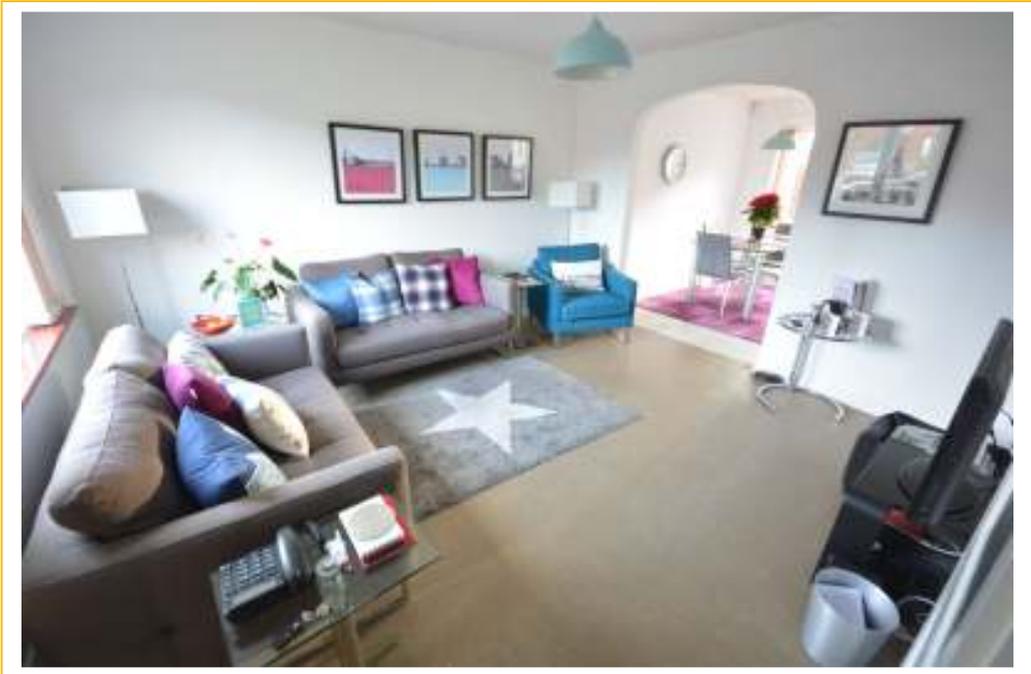
Approx. 30.8 sq. metres (331.7 sq. feet)



Total area: approx. 61.7 sq. metres (664.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given.
Plan produced using PlanUp.

- * **ENTRANCE HALLWAY 6' 8" x 3' 6"**
- * **LOUNGE 13' 2" x 11' 8"**
- * **DINING AREA 11' 3" x 7' 9"**
- * **KITCHEN 11' 2" x 7' 5"**
- * **STAIRS RISING TO FIRST FLOOR LANDING 8' 3" x 6'**
- * **MASTER BEDROOM 15' 2" x 8' 8"**
- * **GUEST BEDROOM 9' 7" x 9' 1"**
- * **BEDROOM THREE 9' 5" x 6' 4" MAX**
- * **FAMILY BATHROOM 6' 3" x 6' 1"**
- * **UPVC DOUBLE GLAZED**
- * **GAS FIRED CENTRAL HEATING**
- * **FRONT & REAR GARDENS**
- * **DRIVEWAY PARKING**
- * **SINGLE DETACHED GARAGE**







ABOUT THIS PROPERTY

A UPVC double glazed frosted front door gives access into the entrance hallway which has double opening doors giving access to the lounge and stairs rising to first floor. The light and airy lounge has window to front aspect, understairs storage cupboard, telephone point, TV point and archway leading through to the separate dining area which has window to rear aspect with pleasant views over the rear garden. The kitchen has window and door to rear, further window to side, wall mounted 'Worcester' boiler, range of wall and floor mounted cupboards, rolled top working surfaces, single sink with drainer and hot and cold tap, part tiled walls, space for fridge, oven and washing machine.

The first floor landing has window to side aspect and loft access via a hatch. The master bedroom and bedroom three both have windows to front aspect with bedroom three benefitting from a built in storage cupboard. The guest bedroom has window to rear aspect with pleasant views over local countryside and built in storage cupboard. The family bathroom has frosted window to rear, towel ladder radiator, low level flush WC, pedestal wash hand basin with hot and cold tap and panel enclosed bath with mixer tap and shower attachment over.

To the front is a low maintenance garden being laid to lawn and a driveway providing off road parking for a number of vehicles in turn leading to the single detached garage which has up and over door, light and power. The rear garden is predominantly laid to lawn with mature shrub and timber fence borders.

**DIRECTIONS:**

From Broadstone Centre proceed to the Broadstone roundabout and take the first exit left into Broadstone Way. Take the first turning right into Beechbank Avenue and follow the road round into Longmeadow Lane. Turn left into Woodpecker Drive and take the 3rd turning on the right into Northmead Drive and Nuthatch Close is the 2nd turning on the right hand side.

COUNCIL TAX: Band 'C' Poole Borough Council.

VIEWING: Strictly by appointment through **HILLIER WILSON** on **(01202) 693388**.

Energy Performance Certificate

61, Nuthatch Close, POOLE, BH17 7XR

Dwelling type: Semi-detached house	Reference number: 8028-7922-5469-2444-3996
Date of assessment: 14 December 2018	Type of assessment: RdSAP, existing dwelling
Date of certificate: 14 December 2018	Total floor area: 71 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,473
Over 3 years you could save	£ 174

Estimated energy costs of this home

	Current costs	Potential costs	
Lighting	£ 192 over 3 years	£ 192 over 3 years	<div style="background-color: #008000; color: white; padding: 10px; border: 1px solid #008000; width: 60px; margin: 0 auto;"> You could save £ 174 over 3 years </div>
Heating	£ 1,035 over 3 years	£ 948 over 3 years	
Hot Water	£ 246 over 3 years	£ 159 over 3 years	
Totals	£ 1,473	£ 1,299	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

Current

74

Potential

89

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 87
2 Solar water heating	£4,000 - £6,000	£ 90
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 999

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PRIVACY POLICY

Please see our website for further details.

REF: R1171