



St Ives, Dorset
Guide Price £800,000


MARTIN&CO

18 Hobbs Park

St Ives, Dorset, BH24 2PU

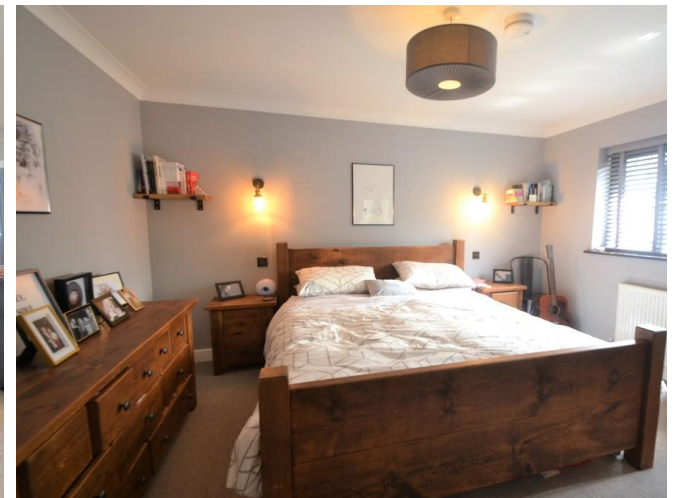
- **Stunning Family Home**
- **4 Double Bedrooms**
- **Stunning Kitchen/Diner**
- **Large Lounge**
- **En Suite To Master**
- **Enclosed Rear Garden**
- **Log Cabin With Shower, Wc & Wash Basin**
- **Utility Room, & Ground Floor WC**
- **Great Access To The A31**
- **School Catchment**

HOBBS PARK - Martin & Co are proud to present this 4 bedroom family home situated in a sought after location in St Ives. The property benefits from a stunning kitchen/diner, 4 double bedrooms with en suite to the master, utility room, log cabin in rear garden & double garage.

ENTRANCE HALL A bright entrance to the property with under stair storage. Off the hallway is a ground floor WC with hand wash basin.

STUDY 12' 0" x 8' 11" (3.66m x 2.74m) A ground floor study/snug room with double aspect.

LIVING ROOM 13' 3" x 23' 0" (4.04m x 7.02m) A double aspect living room with bay window to the front and sliding patio door to the rear. Its a great size family room and benefits from a feature gas fire.



KITCHEN/BREAKFAST ROOM 21' 0" x 15' 3" (6.42m x 4.66m) A stunning rear aspect kitchen/diner with bay which has a set double doors and views over the rear garden. The kitchen comprises of a rangemaster with extractor over, an integrated dishwasher, an under counter wine cooler & space for a double fridge/freezer. The lounge is accessed via a double set of doors from the dining end of this room.

UTILITY ROOM Off the kitchen is the utility room with space for a washing machine & tumble dryer with a door to the rear garden.

MASTER BEDROOM WITH DRESSING AREA & EN SUITE 12' 0" x 13' 6" (3.66m x 4.14m) The master bedroom is to the rear aspect of the property. The bedroom has fitted wardrobes with access to an en suite shower room. The en suite is fully tiled and has a large walk-in shower, hand wash basin with vanity cupboard and a low level WC.

BEDROOM 2 12' 0" x 12' 3" (3.66m x 3.75m) This bedroom is a good size double to the front aspect of the home. There is plenty of space for wardrobes.

BEDROOM 3 10' 1" x 10' 11" (3.08m x 3.34m) This bedroom is to the rear aspect and is a double room.

BEDROOM 4 12' 4" x 9' 3" (3.76m x 2.83m) This bedroom is to the front aspect of the home and is a double bedroom.

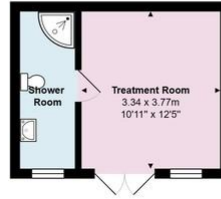
BATHROOM The family bathroom has a fully tiled floor and partly tiled walls. The bathroom comprises of a freestanding bath with shower over, sink with vanity cupboard, WC and a heated towel radiator. There is a airing cupboard for storage.

TREATMENT ROOM 10' 11" x 12' 4" (3.34m x 3.77m) To the rear of the garden is a large log cabin which is currently set up as a treatment room. The cabin comes equipped with power, lighting and benefits from an electric shower, hand wash basin and WC.

DOUBLE GARAGE 17' 1" x 16' 6" (5.23m x 5.03m) A good size double garage with 2 up and over doors. The garage has power and lighting.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Total Area: 213.1 m² ... 2294 ft²
 All measurements are approximate and for display purposes only



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