

FOR SALE



Harkwood Drive, Hamworthy
£340,000


MARTIN & CO



**Harkwood Drive,
Hamworthy
£340,000**

- NO FORWARD CHAIN
- IDEAL FAMILY FRIENDLY HOME
- council tax band 'C' = £1820 pa
- conservatory
- 78 square metres
- Garage
- Close to harbour & local walks
- Low maintenance rear garden
- Double glazing
- Gas central heating



This great three bedroomed family home is located close to Cobbs Quay marina & lovely walks around the harbour, even through to Upton Country Park! The home has the advantage of a conservatory, an enclosed rear garden with decking & garage with additional parking for two/three cars!

STORM PORCH With UPVC door & double-glazed window, laminate flooring.

LOUNGE/DINER Two ceiling lights, double glazed window to front aspect with leaded detail, electric wall mounted fire, sliding patio doors leading to the conservatory. Laminate flooring, radiator.

CONSERVATORY UPVC construction with brick base & double doors opening onto the decked terrace.

ENCLOSED REAR GARDEN Raised timber decked terrace leading to an enclosed rear garden, currently laid to artificial grass. Path to side, leading to kitchen door & gate to the front of the property. Outside tap, brick-built barbeque area, timber shed.

KITCHEN Ceiling light, UPVC door to side path. UPVC window to rear aspect overlooking the garden, range of wall & base units with worktop over & breakfast bar area. Cooker hood, electric hob & oven, integrated fridge, freezer & dishwasher. space & plumbing for washing machine. Feature extra height radiator, laminate flooring.

UNDERSTAIRS STORAGE CUPBOARD



LANDING Ceiling light, loft hatch, double glazed cupboard housing recently fitted 'Gloworm' boiler.

MASTER BEDROOM Ceiling light, double glazed window to front aspect overlooking the open plan grassed area opposite the home. Built in wardrobes with sliding mirrored doors, radiator.

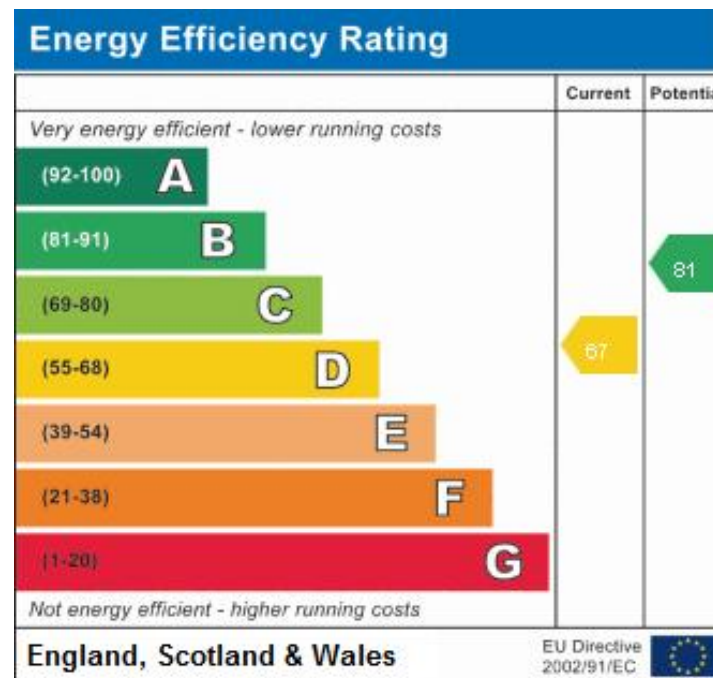
BEDROOM Ceiling light, double glazed window to rear aspect, radiator.

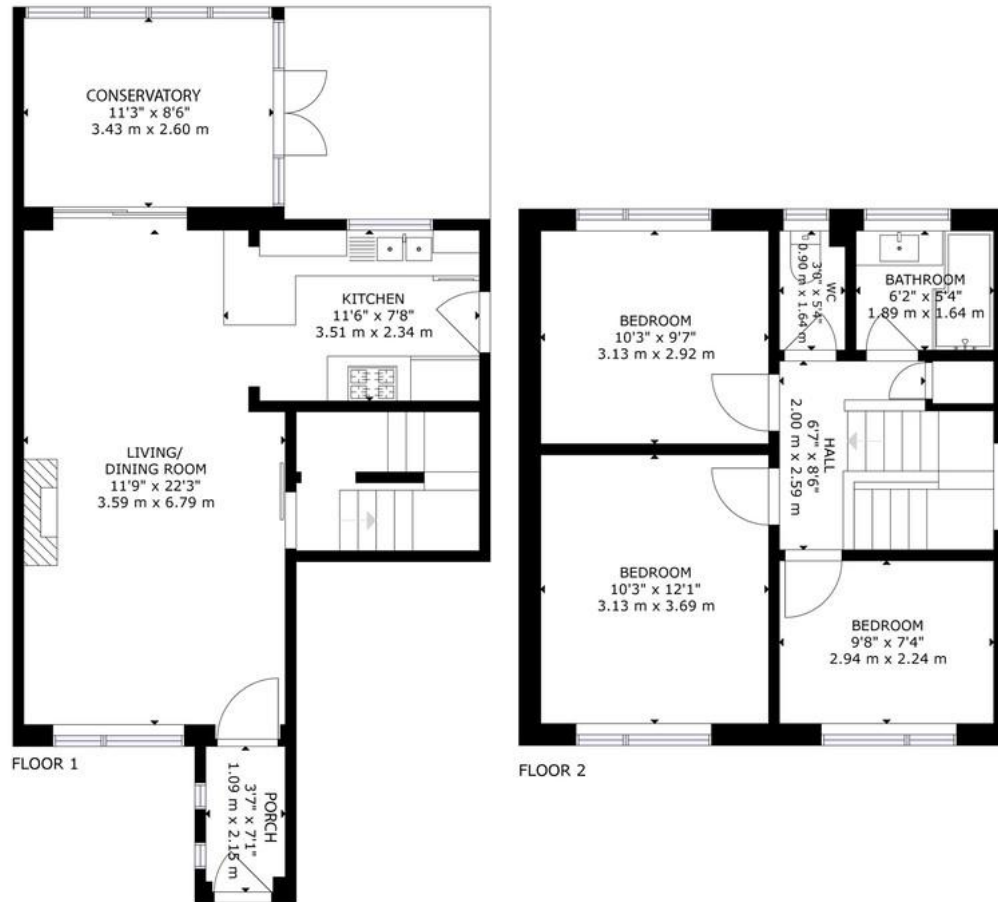
BEDROOM Ceiling light, double glazed window to front aspect, radiator.

FAMILY BATHROOM Ceiling light, large opaque window to rear aspect. Fully tiled, the bathroom includes a bath with shower over & screen, vanity unit with inset basin & storage cupboards beneath. Shaver point with light, mirrored bathroom cabinet, heated towel rail style radiator.

CLOAKROOM Ceiling light double glazed window, toilet with tiled splashbacks.

GARAGE With up & over door, lighting & power points.





GROSS INTERNAL AREA
 FLOOR 1: 523 sq.ft, 49 m², FLOOR 2: 453 sq.ft, 42 m²
 TOTAL: 976 sq.ft, 91 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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