



33 Lake Road, Hamworthy, Poole, BH15 4LE



An impressive, newly renovated and extended detached home offering beautifully appointed accommodation with 3/4 bedrooms lying close to Hamworthy Park and Beach.

- Open plan kitchen and family room
- Separate sitting room/4th bedroom
- Bi-folding doors to the garden
- Utility room
- 2 bath/shower rooms, 3 toilets
- Bright and spacious
- Double glazed
- Gas central heating
- Parking for several vehicles
- Viewing recommended

ASKING PRICE:

£565,000 (Freehold)

EPC RATING:

Band - tbc



LOCATION

Hamworthy is a popular suburb of Poole sited on a peninsula within Poole Harbour alongside Lytchett Bay and Holes Bay. In addition to a good range of local shops, amenities, and schooling Hamworthy and Lake beaches offer great recreational facilities, perfect for water sports such as kayaking and paddle boarding.

THE PROPERTY

This stunning home has been considerably improved and extended in recent years by the current owners. The flexible accommodation is perfect for a family or 'downsizer' wanting a new home feel.

The accommodation briefly comprises; a reception hall with a fitted store cupboard and stairs rising to the first floor with a further cupboard under. The open plan living area is a particular feature, with defined areas for dining, living and the kitchen whilst enjoying the open, social space perfect for entertaining. Bi-fold doors give access to the garden. The kitchen offers a comprehensive range of base and eye level units, together with a breakfast bar. Fitted appliances include an induction hob with canopy over, double oven and dishwasher. The separate utility room provides space for a washing machine and tumble dryer.

Furthermore, on the ground floor is the sitting room/4th bedroom and the bathroom with a 3 piece suite.

Upstairs there are three bedrooms. Bedroom one has a fitted wardrobe and drawer unit along with an en-suite shower room. Bedroom two also has fitted wardrobes and drawers. Bedroom three is a double bedroom. The cloak room has a wc and wash basin. There is access to storage in the eaves along with a boarded loft.

Outside there is driveway parking for several vehicles giving access to the attached garage with barn style doors. The rear garden is laid mainly to lawn with a patio terrace area and shed. Outside there is feature lighting.

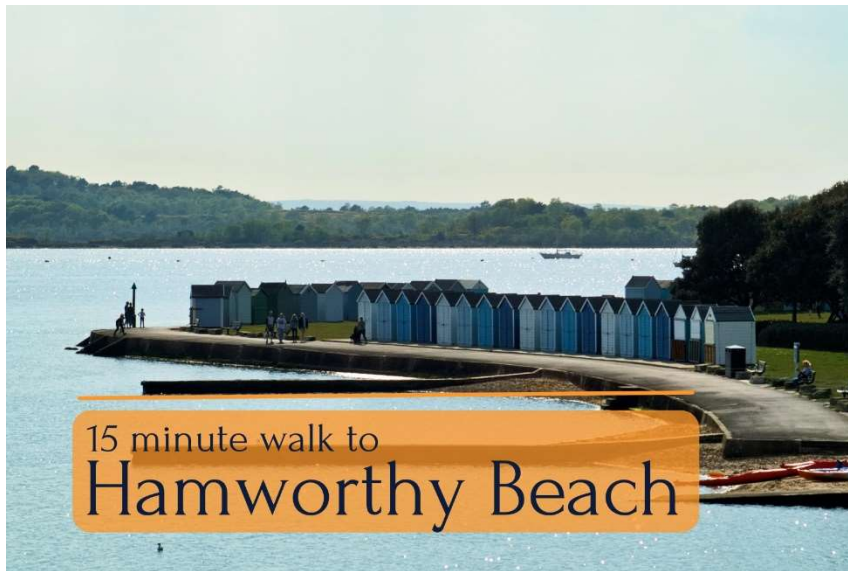
ADDITIONAL INFORMATION

Council tax – D



All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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