



Hinchliffe Road, Hamworthy, Poole BH15 4ED

A truly wonderful detached family home offering spacious and versatile accommodation with a superb kitchen/dining room, cosy lounge with a log burner and four double bedrooms. There is also a double bedroom annex providing space for a relative, guests or to be used as an Airbnb.

EPC: 65 Council Tax Band: E Price: £550,000 Freehold

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Key Features

- WONDERFUL DETACHED FAMILY HOME
- HALLWAY & GROUND FLOOR CLOAKROOM
- COSY LOUNGE WITH LOG BURNER
- FABULOUS KITCHEN/DINING ROOM LEADING TO UTILITY
- FOUR DOUBLE BEDROOMS TO THE MAIN HOUSE WITH EN-SUITE & BALCONY TO THE MASTER
- STYLISH MODERN FITTED BATHROOM & SEPARATE CLOAKROOM
- DOUBLE BEDROOM ANNEX WITH EN-SUITE (AIRBNB)
- OFF ROAD PARKING & GARAGE
- SUNNY ASPECT GARDEN WITH SUMMER HOUSE & STORAGE
- SUPERB LOCATION CLOSE TO THE WATER & HAMWORTHY PARK & BEACH

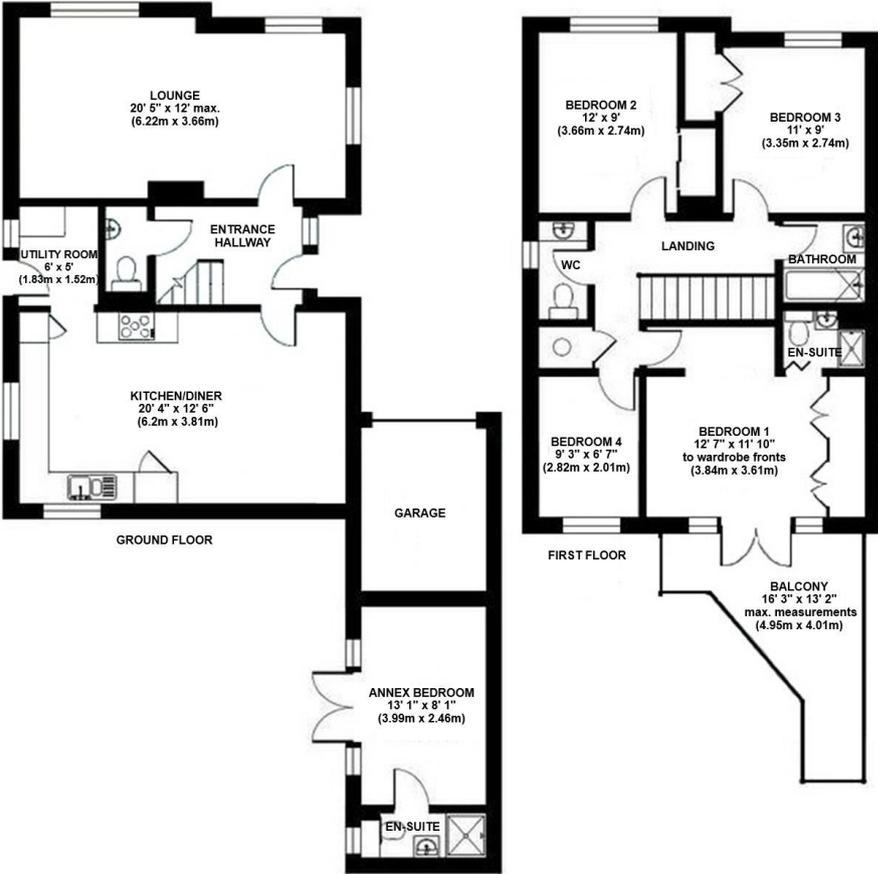
The Property

When entering the entrance hallway there is a ground floor cloakroom directly in front of you. To one side there is a cosy yet generous size dual aspect lounge with a feature log burner creating a focal point for those chilly evenings. The other side of this impressive house comprises a fabulous kitchen/dining room and this is ideal for relaxed morning coffees or gathering with friends and family. There is a separate utility area, an abundance of storage units and draws throughout, eye-level double oven and grill and French doors lead out to the garden making this room perfect for entertaining and easy indoor-outdoor living.

Upstairs there are four bedrooms with a superb master with fitted wardrobes, a large sunny aspect balcony

and an en-suite shower room. A stylish modern contemporary bathroom and separate cloakroom then complete the first floor accommodation.

To the front there is a driveway providing ample off road parking leading to the garage. To the rear there is a good size southerly aspect family rear garden and initially there is a partly covered patio suitable for alfresco dining. The remainder of the garden is laid to lawn with a summer house, pergola and access/additional storage down the side. An additional feature to this stunning property is the one bedroom annex and shower room that has multiple uses to include a home office, guest room or Airbnb.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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