

Lulworth Avenue, Hamworthy Poole, Dorset, BH15 4DH



HEARNES

WHERE SERVICE COUNTS

Lulworth Avenue, Hamworthy, Poole, Dorset, BH15 4DH

Freehold Price £650,000

A superb recently completed, four bedroom detached chalet style property, having been finished to an excellent specification and enjoying sea views plus an angled view over Hamworthy Park and Poole Harbour. The property is set in a lovely position opposite Hamworthy Park in this established residential location amidst properties of a similar size and stature.

This contemporary home is fitted to an excellent specification with many stylish internal features, the particularly spacious entrance hall and kitchen have a beautiful tiled flooring which has underfloor heating with the remainder of the property served by radiators all from a gas boiler.

The kitchen/dining/day room offers an open plan living space with sliding triple patio doors opening onto a flagstone patio area and the rear garden. The kitchen area is fitted in contrasting tone units at high and base level with white quartz worktops and a range of integrated appliances, including a double oven/microwave, tall fridge, separate freezer, dishwasher, five ring gas hob and extractor over. The versatile bedroom layout includes a bedroom with en suite on the ground floor, a bedroom with en suite shower room and balcony on the first floor which could be used as a living room if so desired, plus two further large double bedrooms on the first floor and a family bathroom. All the bathrooms are fitted in stylish contemporary white suites with extensive complimentary tiling and chrome fittings. Other noteworthy features include double glazing, fitted carpets, attractive wooden internal doors with chrome furniture, extensive LED lighting and a generous parking area to the front.

The property is situated in Lulworth Avenue opposite Hamworthy Park which is an attractive harbourside area of 26 acres and includes a children's play area and Hamworthy Beach, all naturally benefitting from the panoramic views of Poole Harbour and the Isle of Purbeck beyond. Poole Town Centre is approximately 1.5 miles away and can be accessed through a parkland walk by the sea and through Poole Quay, there are various Marinas nearby including Lake Yard just along the road and the popular Cobbs Quay. Hamworthy also has a public boating slipway and Nature Reserve at Rockley Sands.

NB Planning permission has been passed for a 6m x 4m garden room (with power and lighting) to be built at the bottom of the garden including removal of the shrubs.

COUNCIL TAX BAND: D

EPC RATE: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

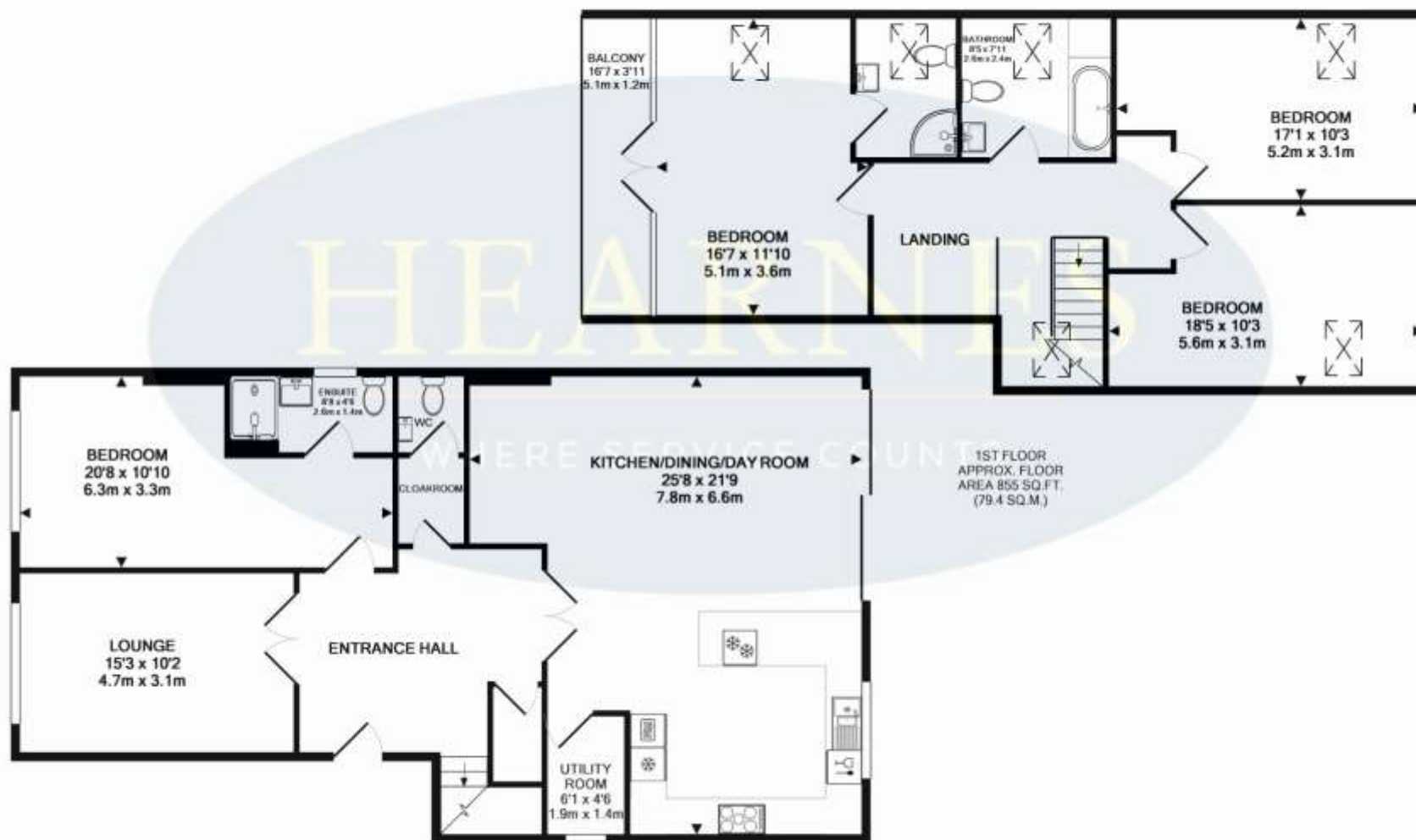




TOTAL APPROX. FLOOR AREA 1918 SQ.FT. (178.2 SQ.M.)



Whilst every attempt have been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. Produced by Swift Energies 07512 365 141
Made with Metropix ©2018



GROUND FLOOR
APPROX. FLOOR
AREA 1064 SQ.FT.
(98.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 855 SQ.FT.
(79.4 SQ.M.)





HEARNES

WHERE SERVICE COUNTS

www.hearnes.com

18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: poole@hearnes.com

Offices also at: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE