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**Lake Drive, Hamworthy
Poole, Dorset, BH15 4LT**

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Freehold Price £595,000

A superb 4 double bedroom family home which has been extended across the back on both floors to provide extremely spacious accommodation including a lovely master bedroom with en suite shower room. The current owners have lived here for the past 18 years and have really enjoyed the location with the beach just ½ a mile away. They have recently fitted a stunning new kitchen with a beautiful island unit and a large range of Siemens appliances. The 80ft back garden has been landscaped with a large patio and offers a high degree of privacy; the frontage is laid to block paved driveway providing parking for 4/5 cars and leading to a good size garage.

- 4 double bedroom detached and extended family home
- Generous 19ft master bedroom with en suite shower room
- Stunning kitchen, fitted last year and includes a fantastic range of high gloss grey units, quartz worktops, island unit, Siemens appliances including a built in oven, combination microwave, 2 warming drawers and dishwasher, all of which are included in the sale
- Separate utility room
- Ground floor cloakroom
- Superb open plan living/dining area which opens out onto the stunning kitchen/breakfast room
- Karndean flooring throughout the ground floor area
- A superb 80ft landscaped garden with large patio area, ideal for alfresco dining and a good size lawn enclosed by mature trees and shrubs
- A 21ft garage with power & light
- Block paved driveway with parking for 4/5 cars
- Lake Yard Yacht Club is located 160 metres down the road and offers a great restaurant with reasonable mooring fees. A lot of local people meet up here and enjoy lively nights out

Lake Drive is moments away from Hamworthy Beach which is set in an attractive harbourside park of 26 acres, having panoramic views of Poole Harbour and the Purbeck Hills. Poole Town Centre is approximately 1.5 miles walk through the parkland by the sea and a similar distance by car. Poole offers an excellent array of shops and restaurants with the Quay being a popular attraction.

COUNCIL TAX BAND: E

EPC RATE: D

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

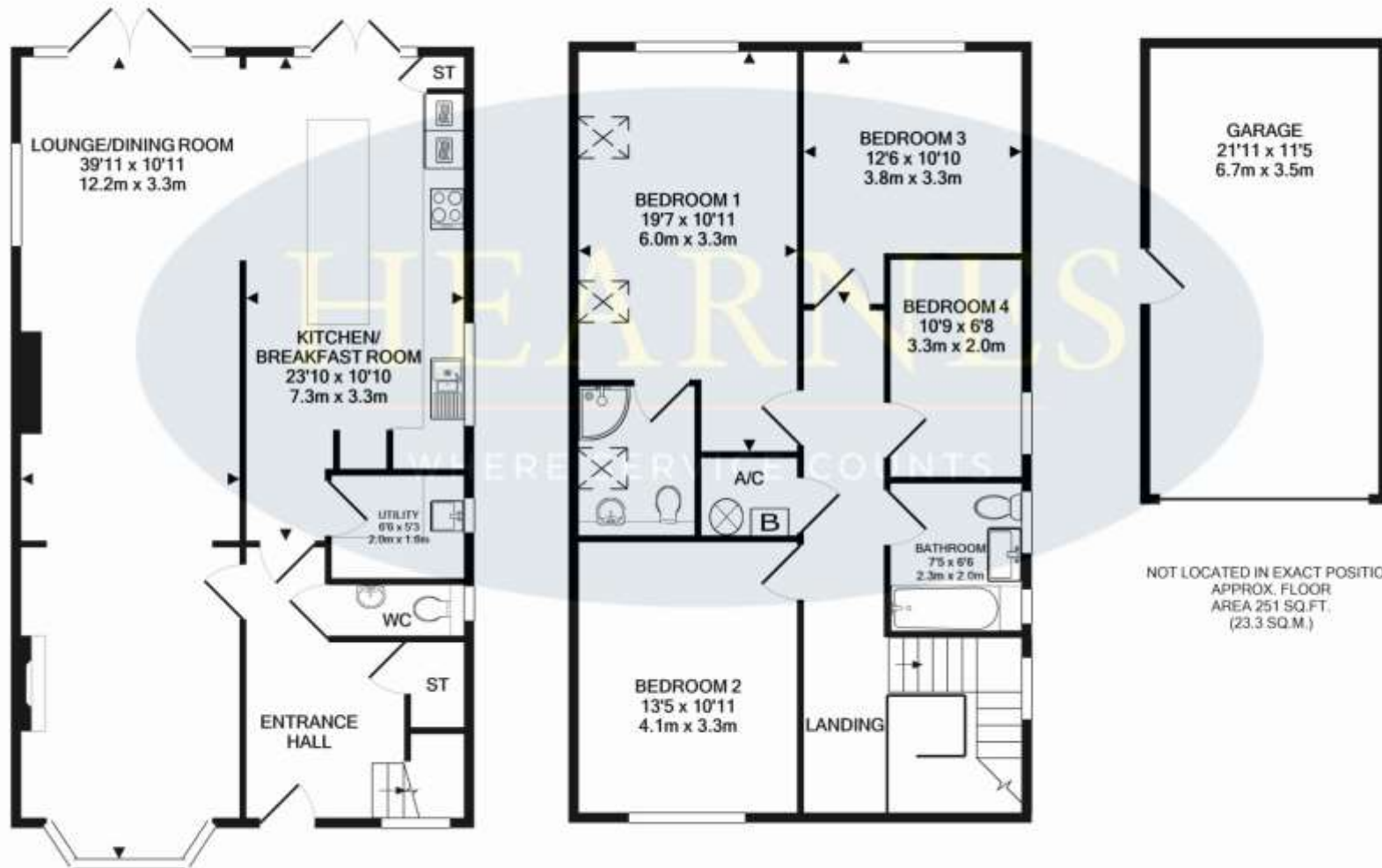




TOTAL APPROX. FLOOR AREA 1868 SQ.FT. (173.5 SQ.M.)



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
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GROUND FLOOR
APPROX. FLOOR
AREA 812 SQ.FT.
(75.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 805 SQ.FT.
(74.8 SQ.M.)





Lake Yard Yacht Club



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