

01202 683444

Orchard Plaza, 41 High Street
Poole, Dorset, BH15 1EG

www.quayliving.co.uk



ADAMS CLOSE
HAMWORTHY, POOLE, BH15 4FF
Price: £334,950 Freehold



- .Immaculate Family Home**
- .Three Bedrooms**
- .Two Bathrooms**
- .South-Facing Rear Garden**

- .Gas Central Heating**
- .Balance of Building Warranty**
- .Dedicated Parking**
- .EPC B**

Built just four years ago, this immaculate and spacious three-bedroomed, two-bathroom family home is ready to move into now. The property is chain-free, offering the chance to buy in time to secure stamp duty savings of £6,750! The south-facing garden is a delightful sun trap and the location is ideal - just a five minute stroll to Poole Quay in one direction or to Hamworthy Park and its sandy harbourside beach in the other. Early viewing is recommended.



ENTRANCE HALL - 11' 5" x 4' 2" (3.5m x 1.28m)

The obscure-glazed front door opens into a spacious hallway with pendant light fitting, radiator with a door to the sitting room & a broad staircase rising to the 1st floor.

SITTING ROOM - 17' 11" x 11' 6" (5.48m x 3.51m)

A generously-proportioned room with double-width, full-height opening windows to the front elevation. Twin pendant light fittings, radiator, wall thermostat, TV, satellite and power sockets. Door to kitchen.

CLOAKROOM - 5' 4" x 4' 9" (1.65m x 1.47m)

A spacious and well-finished cloakroom with concealed-cistern WC, wall-mounted hand basin, chrome-effect towel rail, half-height mosaic tiled splashback, full width mirror and high gloss ceramic floor tiling.

KITCHEN/DINER - 15' 10" x 10' 5" (4.83m x 3.18m)

A luxuriously-fitted kitchen with a range of flat-fronted grey wood-effect and white gloss wall cupboard and base units with a contrasting grey work surface. Recessed spotlighting and feature under-unit lighting. Gas hob with stainless steel splashback, fitted fridge freezer, electric oven, dishwasher and washer/dryer. Window over one-and-a-half bowl sink and stainless steel drainer. High-gloss feature large-format floor tiling. The dining area offers double glazed doors with an attractive outlook opening onto the rear garden.

BEDROOM ONE - 15' 9" x 10' 5" (4.82m x 3.19m)

A south-facing double bedroom with two opening windows overlooking the rear garden. Full-height double wardrobe with mirrored sliding doors. Dual pendant lights and two radiators, TV, Satellite and power points. Door to;

EN-SUITE - 8' 3" x 3' 4" (2.52m x 1.03m)

A well-fitted shower room with walk-in shower with glazed sliding door, thermostatic shower and chrome-effect riser rail. WC and wall-mounted hand basin with chrome mixer tap. Half-tiled walls and ceramic tiled floors and chromed ladder rack towel rail.

BEDROOM TWO - 14' 5" x 8' 3" (4.4m x 2.54m)

A bright, front-facing double bedroom with Juliet balcony

door and full-height opening casement window. Radiator.

BEDROOM THREE - 8' 6" x 7' 1" (2.6m x 2.18m)

A good-sized single bedroom or a perfect home office, with window to front, pendant lighting, radiator and multiple power sockets.

BATHROOM - 8' 3" x 5' 6" (2.52m x 1.69m)

A luxuriously-fitted bathroom with recessed spotlighting, full cream high-gloss ceramic wall tiling and large-format floor tiling. White three-piece suite with bath with thermostatic shower and rising rail shower over, with glazed shower screen. Wall-mounted wash hand basin and concealed cistern push-button WC with a full-width inset mirror over. Chrome ladder rack towel rail. Shaver point.

1st FLOOR LANDING - 12' 9" x 3' 8" (3.9m x 1.12m)

Spacious landing area with white-painted balustrading with pendant light fitting, radiator, door to airing cupboard. Hatch to the fully-boarded loft, offering potential (subject to planning) to create a generous second floor double bedroom and en-suite.

OUTSIDE - Accessed from the kitchen/diner and with the benefit of a gate to a rear pedestrian accessway, this sunny rear garden is principally laid to lawn with a generous paved patio offering space for al fresco dining. Planted border and close-boarded timber fencing with the bonus of a good-quality modern garden shed installed by the vendors. To the front elevation is a planted border maintained by the estate managers.

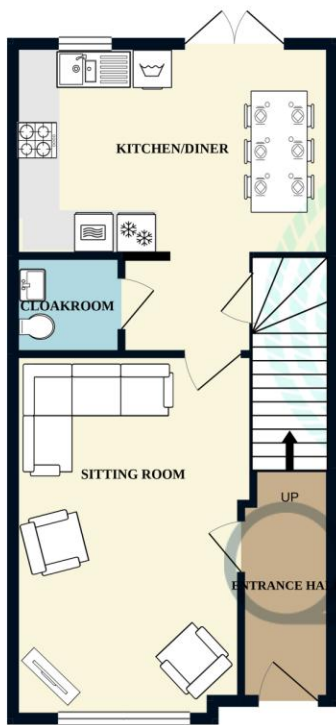
There is one car parking space conveyed with the property and additional visitors' permit parking available in the Close.

TENURE - Freehold, subject to a covenant to contribute to the maintenance of the estate, at a current cost of approximately £350 per annum.

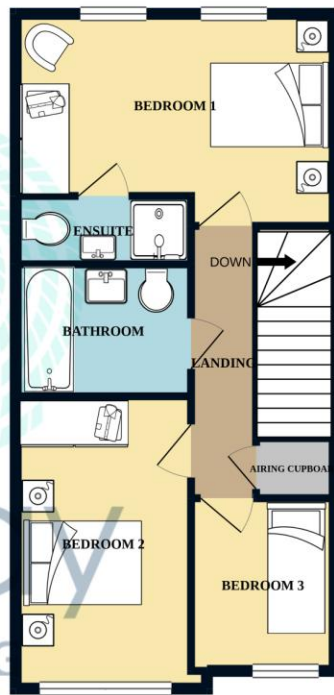
Council Tax Band D - currently £1,816 per annum 2020/21



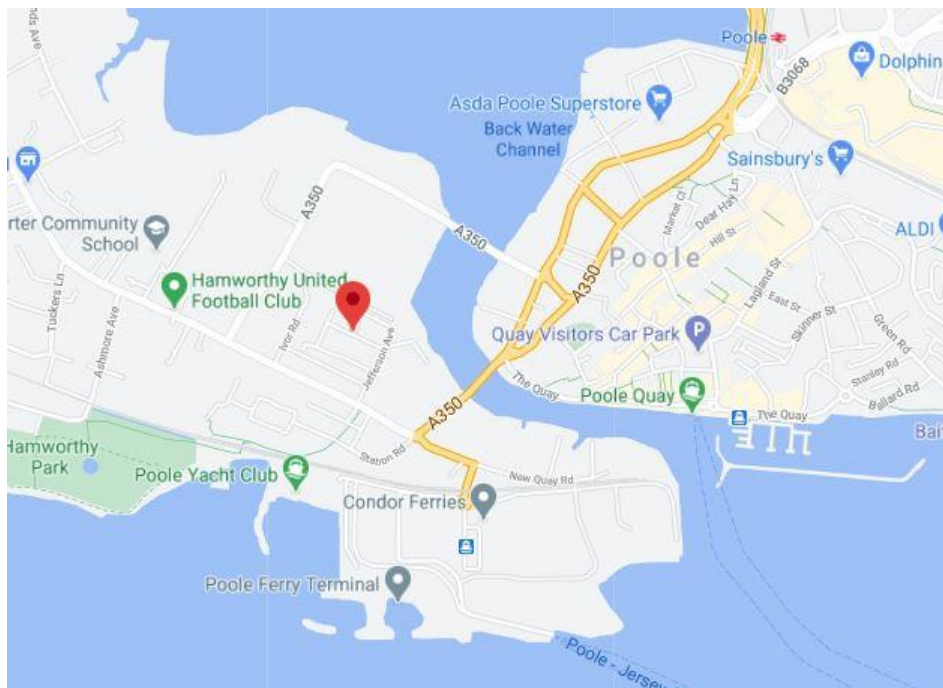
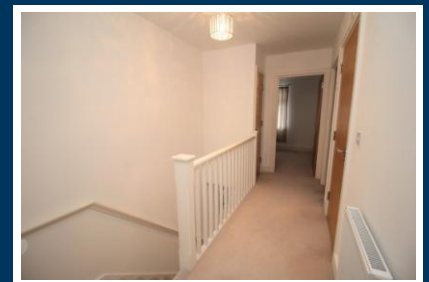
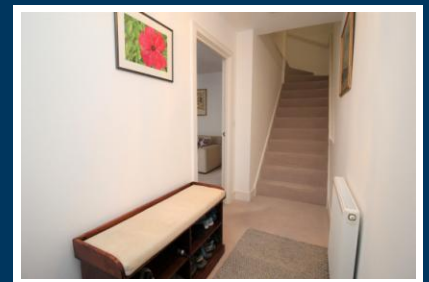
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	90	91
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

Agent Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All representations including descriptions, dimensions and photos are given, in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness. Appliances and central heating systems have not been checked by Quay Living or their employees and we recommend that purchasers instruct a qualified person to check all appliances / service before legal commitment.

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