



## 67 Carisbrooke Crescent, Poole, Dorset. BH15 4LA

- Modern three-bedroom semi-detached home in sought-after Hamworthy
- 2020 Wren kitchen with Bosch oven, Zanussi microwave, NEFF dishwasher
- Modern family bathroom with walk-in shower
- South-facing garden with decking, patio, gazebo & shed with power
- Off-road parking for up to three vehicles
- Ultra-fast Virgin broadband (up to 1,000Mbps, averaging 1,100Mbps)
- Excellent local amenities, schools, transport links, and waterside walks





## PROPERTY DESCRIPTION

This modern three-bedroom semi-detached home beautifully combines style, comfort, and thoughtful upgrades, making it an ideal choice for families. Over the years, the property has been carefully improved and extended to create a versatile and contemporary living space. In 2007, the garage was converted into a home office/dining room, which was further enhanced in 2020 to create a sleek galley kitchen that flows seamlessly into the dining area. The kitchen, installed by Wren in 2020, boasts an integrated Bosch oven, a Bosch electric induction hob, a Zanussi microwave, a NEFF dishwasher, and space for a freestanding fridge freezer and washer/dryer—all backed by a 20-year guarantee. A Wren bedroom suite, added in November 2024, adds to the modern appeal and functionality of the home. Upstairs, three well-proportioned bedrooms are complemented by a modern family bathroom featuring a stylish walk-in shower, providing comfortable and practical accommodation for family life. The property benefits from a gas-fired boiler with a pressurised system and a water cylinder located upstairs, just five years old. The boiler is serviced annually by British Gas, with the next service scheduled for 14 November, ensuring reliable heating and peace of mind. Heating, hot water, and the lounge lighting are all controlled via the Hive smart system, which the sellers plan to leave, offering convenient and energy-efficient control at your fingertips. Windows were replaced in 2018, offering enhanced security and energy efficiency, also with a 20-year guarantee. The south-facing garden is a particular highlight, featuring a spacious decking area, a charming patio space, and at the end of the first flat section, the garden gently slopes upward. The top of the garden benefits from a concrete base, perfect for seating and enjoying elevated views—a tranquil spot to relax or entertain. The garden also includes a shed and gazebo, both with power outputs, remote-controlled lighting in the gazebo, and a TV bracket—ideal for outdoor entertaining or working from home. For those who value connectivity, the property benefits from ultra-fast broadband provided by Virgin, with speeds up to 1,000 Mbps and an average of over 1,100 Mbps, making it perfect for remote work, streaming, or gaming. Externally, the property provides off-road parking for up to three vehicles, offering convenient and secure space for family cars and visitors. Set in the highly desirable area of Hamworthy, the home benefits from excellent local amenities, schools, and transport links, including proximity to Holes Bay, Poole Harbour, and the vibrant town centre. Hamworthy is renowned for its family-friendly atmosphere, community spirit, and access to scenic waterside walks, cycle paths, and leisure facilities, making it an ideal location for those seeking both convenience and lifestyle. With its modern upgrades, beautifully landscaped garden, smart home features, off-road parking, and prime location, this property offers flexible, contemporary living in a welcoming, family-oriented neighbourhood and is ready to move into.



## ROOM DESCRIPTIONS

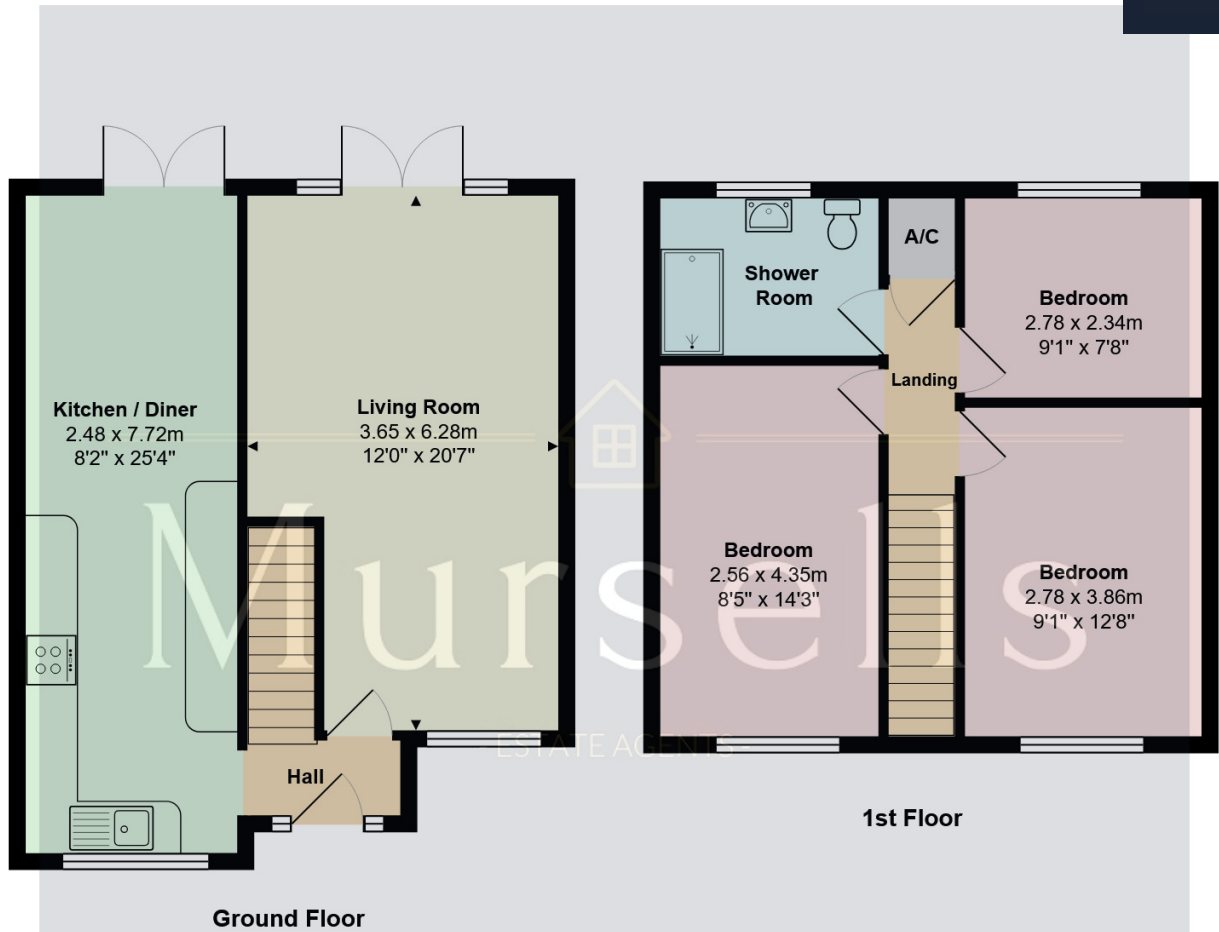
---





# FLOORPLAN & EPC

Mursells



Total Area: 85.0 m<sup>2</sup> ... 915 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Mursells Estate Agents  
 8a, High Street, Lychett Matravers, BH16 6BQ  
 01202 018811  
 info@mursells.co.uk