



40 Abraham Drive, Hamworthy, Poole,
Dorset, BH15 4FU

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FREEHOLD PRICE £395,000

Built in 2020 by Barret Homes is this fabulous 3/4 bedroom semi detached home split over 3 levels, which benefits from a fitted kitchen/dining room with integrated appliances, cozy separate lounge, study, ensuite shower room in master bedroom, large private rear garden and positioned just 0.8 miles from Hamworthy Beach and Hamworthy Train Station. The home has been treasured by the current owners, growing their family and are ready for their next chapter staying very locally.

- 3/4 bedroom semi detached home split over 3 levels built in 2020 by Barret Homes
- Kitchen/dining room fitted in a range of glossy white units with work tops over and integrated appliances to include, Franke boiler tap, 4 ring gas hob with extractor over, electric oven, fridge/freezer, dishwasher and washing machine
- Cozy and bright separate lounge on the first floor
- Versatile study or 4th bedroom on the ground floor
- Master bedroom with ensuite shower room, with 2 further double bedrooms on the top floor with distant harbour views
- Downstairs cloakroom and a smartly tiled family bathroom including shower over bath, basin with wc on the top floor
- Large and private rear garden, with garden shed and hot tub included
- Allocated parking for 2 vehicles
- 5 years remaining on the NHBC guarantee
- Gas central heating and double glazing throughout. 'Nest' system control
- Vendor suited!

Set within a mile of Lake Pier, Hamworthy Beach, park, cycle paths, slip way and Upton Country Park, the property enjoys nature on its doorstep! Local shops on the Blandford Road are close by and Poole Town Centre is approximately 1.5 miles walk through the parkland by the sea and a similar distance by car. Poole offers an extensive array of shops and restaurants with the Quay and Harbourside.

Maintenance for communal gardens £275.00 per annum

COUNCIL TAX BAND: E

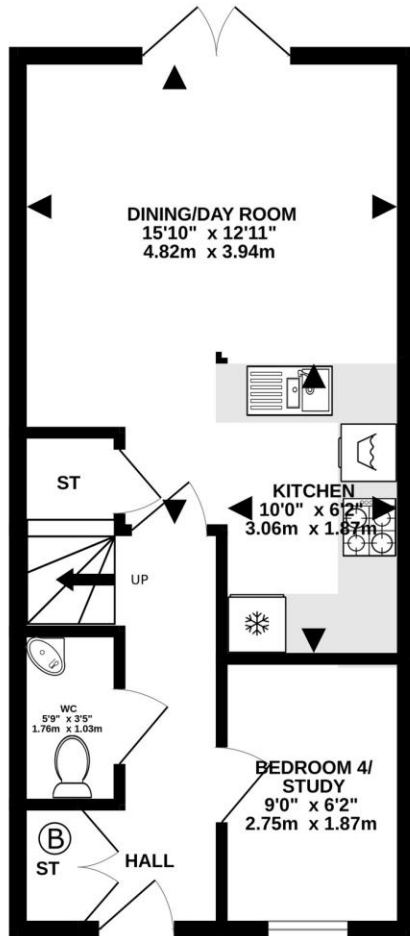
EPC RATE: B

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.

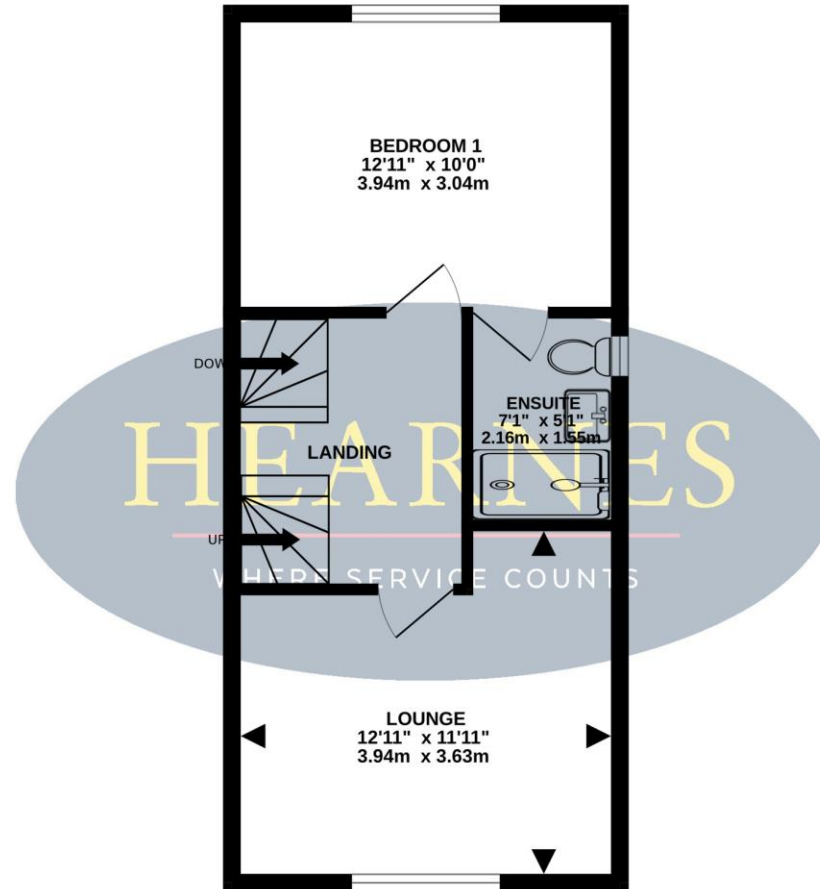




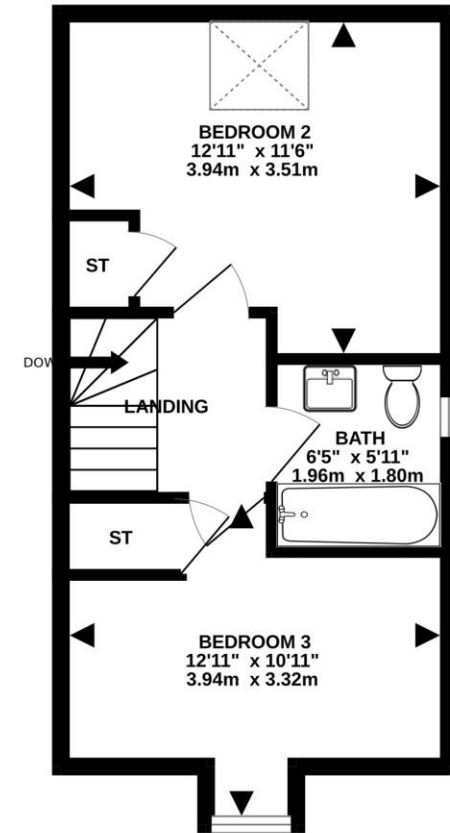
GROUND FLOOR
376 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



2ND FLOOR
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 1081 sq.ft. (100.4 sq.m.) approx.

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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