

**3 Winspit Close, Hamworthy, Poole,
Dorset, BH15 4HX**



HEARNES

WHERE SERVICE COUNTS

3 Winspit Close, Hamworthy, Poole, Dorset, BH15 4HX

FREEHOLD PRICE £415,000

An attractive detached 3 bedroom chalet bungalow with 2 reception rooms, kitchen/dining room, en suite w.c and family bathroom. Set at the end of a quiet cul de sac and offering excellent outdoor covered working space to include a garage/workshop, double length carport to one side and a further side covered area to the other. There is parking for 4 cars and presently the owners house their caravan on the front driveway. The property has been a loved family home and been updated over their occupation and a new layout designed to make the most of the space. Benefits include a new kitchen with integrated appliances, new front porch, modern bathroom, leaded light double glazing and this year a new boiler. The garden is low maintenance and extremely private.

- Attractive, detached 3 bedroom chalet bungalow set on a level plot with very private rear gardens
- Double length carport and detached garage/workshop
- Refitted modern kitchen/dining room, in a range of white shaker style units with work tops over to include double oven, gas hob, extractor, fridge/freezer and washing machine. There is an archway leading to a dining area
- Double removal doors from the dining area into the lounge
- 2 ground floor bedrooms with family bathroom room
- Master bedroom having fully fitted mirrored fronted wardrobes, en suite cloak room and double doors out to the garden
- Further reception room leading to a single glazed conservatory (this has potential to be updated) and stairs off this room to the first floor bedroom
- Low maintenance rear garden which is extremely private and has a patio, rear deck and space for a garden shed
- Gas central heating and new boiler added in 2024
- Leaded light double glazed windows
- Laminate flooring throughout the entrance hall and bedroom

Winspit Close is a quiet cul de sac, set off Upwey Avenue in Hamworthy and mainly comprises properties of a similar size and stature creating a tranquil ambience. It is approximately 1.5 miles to Poole Town Centre and set within half a mile of the free slipway at Hamworthy along with Hamworthy Park, beach, Lake Pier and Lake Yard.

COUNCIL TAX BAND: D

EPC RATE: D

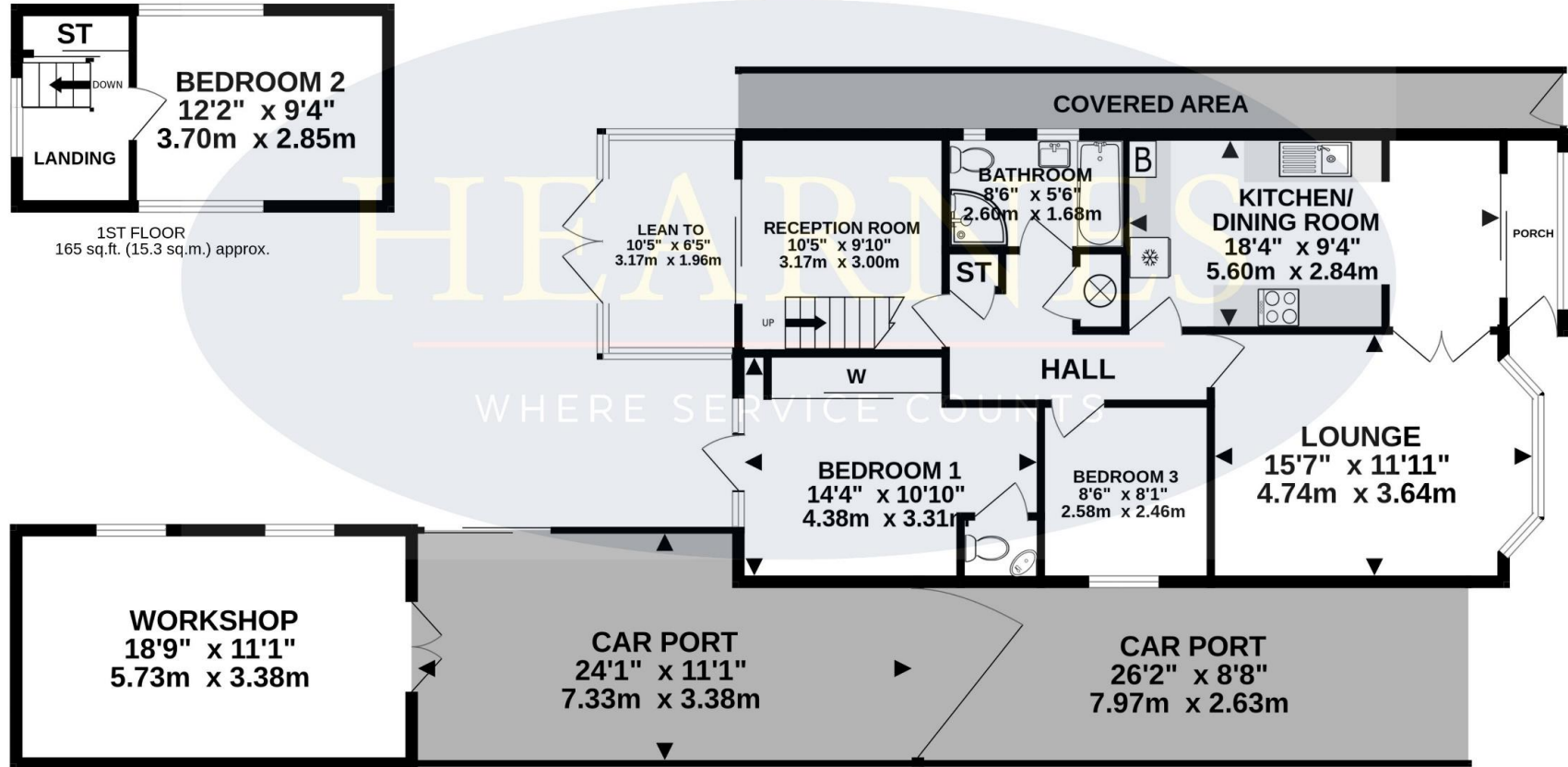
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL FLOOR AREA : 1252 sq.ft. (116.3 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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