



**46 Napier Road, Hamworthy,
Poole, Dorset, BH15 4NA**

46 Napier Road, Hamworthy, Poole, BH15 4NA, FREEHOLD GUIDE PRICE £625,000

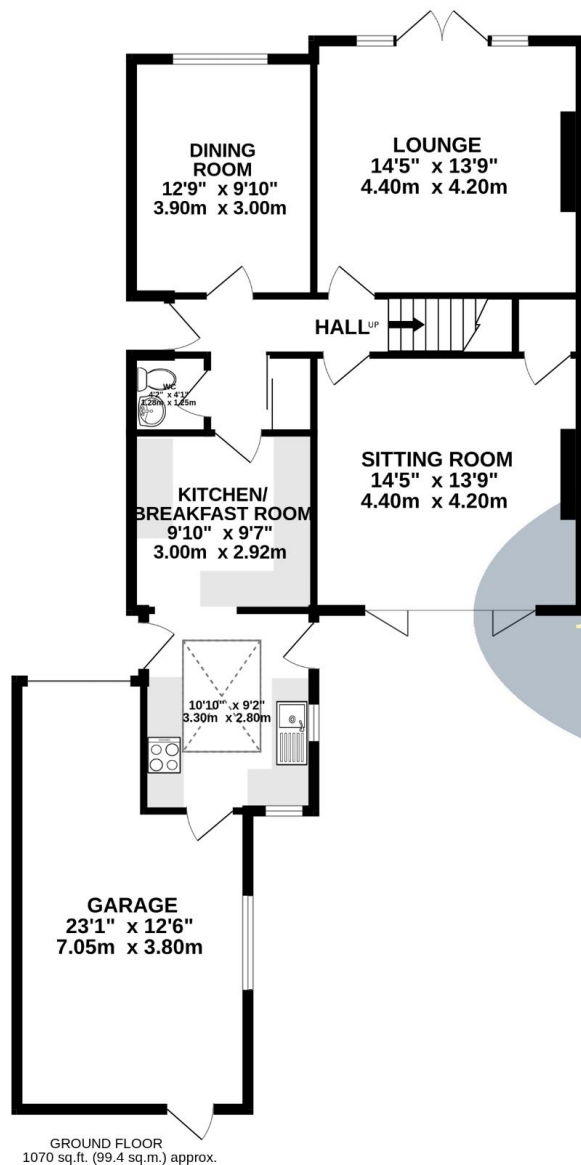
Set moments from the water is this immaculately presented, 3 bedroom detached home with generous ground floor accommodation and distant harbour views. This charming home has three good sized reception rooms, generous kitchen/breakfast room, a low maintenance back garden, large garage, garden room, off road parking for at least 4 cars, set within ½ a mile of Lake Pier Beach. The home has been dearly loved by the current owners and has well planned accommodation. The outside space is particularly attractive with a garden approaching 100 ft, and a multipurpose garden room, ideal as a home office/gym or further lounge.

- Charming detached 3 bedroom home, set moments from the water
- Plans on file for a loft extension with permission granted
- Excellent ground floor accommodation to include 3 reception rooms and a kitchen/breakfast room
- Sitting room with log burner and bi fold doors out to the garden
- Lounge with feature fire, doors to the front and fitted plantation shutters
- Spacious kitchen/breakfast room fitted in an extensive range of cream shaker style units with worktops overextending to form a breakfast bar. Feature sky light and doors to garden, side and garage. The kitchen fitted with integrated dishwasher, extractor and has space for a range cooker, American style fridge/freezer, wine fridge
- Bedroom one with mirror fronted wardrobes to one wall, balcony and sea glimpses
- 2 further bedrooms
- Potential for an ensuite in the eave's storage (access from bedroom 1, and eaves storage in bedroom 3)
- Recently fitted luxury shower room with double shower, underfloor heating and LED mirror
- Double glazing, gas central heating and solar panels for water heating
- Plantation shutters to the front and many windows having electric security shutters
- Entrance hall with wooden flooring and ground floor cloakroom
- Wonderful rear garden approaching 100' with a low maintenance paving, and attractive fully stocked borders with plants, shrubs and flowers. The garden is very private and backs onto the Marine Camp
- Garden room offering a wealth of uses to include an office, home gym or further lounge/bar. Outside this room is a covered area, ideal for outside dining
- Good size garage with rear utility area having space and plumbing for washing machine and tumble dryer. Power, light, electric roller door and access to the kitchen and garden
- A few hundred yards from Lake Yard waterfront and Lake Yard private members marina.

Napier Road is moments from Lake Yard Yacht Club; Lake Yard's waterfront restaurant & bar takes advantage of some spectacular harbour views and provides easy access for boat owners and crews to the dock and harbour. Hamworthy Beach is moments away 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.







INCLUDING OUTBUILDING AND BALCONY

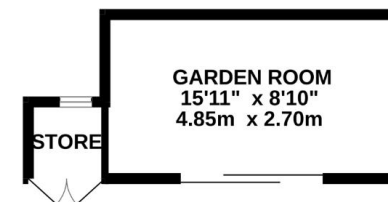
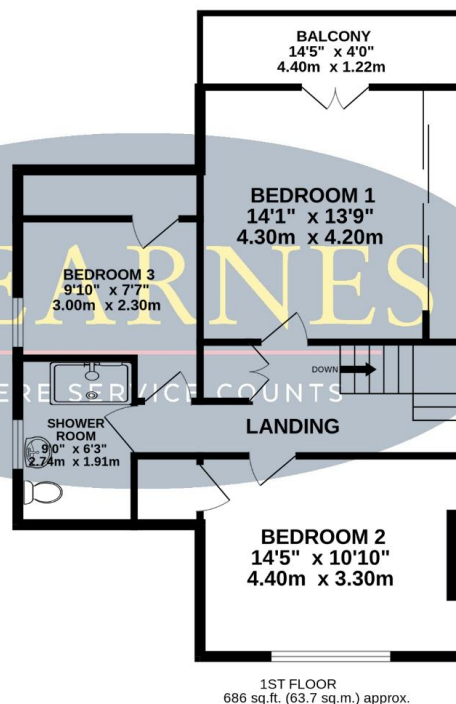
TOTAL FLOOR AREA : 1914 sq.ft. (177.8 sq.m.) approx.

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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OUTBUILDING
158 sq.ft. (14.7 sq.m.) approx.





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