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46 Lake Road Hamworthy, Dorset, POOLE BH15 4LL

£425,000

The Property

Brown and Kay are delighted to market this well presented two bedroom detached bungalow situated in lovely position just moments from Poole Harbour and a public slipway. The home affords generous and well proportioned accommodation to include a front facing living room, two good size bedrooms, bathroom, well fitted kitchen and dining area which opens on to the rear garden and on the first floor there is the benefit of a loft room. Furthermore, the garage has been converted in to an annexe with double opening French doors to the side, it is arranged with a kitchen & bedroom area with a separate shower room - this could be an excellent guest room or potential Air BnB, subject to the usual consents. A particular feature of the home is the pleasant rear garden with an abundance of mature planting, large area of paving to the side and with ample off road parking to the front, this really is a must see home.

The bungalow occupies a lovely position in this sought after road just a short distance from the public slipway, Hamworthy Park and beach. Local shopping amenities are also closeby as are bus services which operate to surrounding areas including historic Poole Quay with its pretty water front and many eateries. The larger town centre of Poole is also within comfortable reach and offers a wide and varied range of shopping facilities together with the main bus station and train station with rail links to London Waterloo.

ENTRANCE HALL

Double glazed door to the entrance hall, double glazed window, radiator, parquet flooring (below carpet).

LOUNGE

14' 6" x 11' 10" (4.42m x 3.61m) Double glazed window to the front aspect, feature fireplace with inset gas fire, matching hearth and mantel, radiator, parquet flooring (under carpet).

KITCHEN/DINING ROOM

10' 11" x 9' 7" (3.33m x 2.92m) Range of wall and base units with wood work surfaces over, 'Butler' style sink, inset gas hob, unit housing double oven, integrated washing machine, integrated dishwasher, integrated fridge, double glazed door to the side, double glazed window to the side, archway through to the dining area.

DINING AREA

10' 0" x 8' 5" (3.05m x 2.57m) Double glazed window to the side, double glazed sliding doors to the rear garden.

BEDROOM ONE

14' 1" x 11' 2" (4.29m x 3.40m) Double glazed window overlooking the gardens, radiator.

BEDROOM TWO

11' 10" x 10' 11" (3.61m x 3.33m) Double glazed window to the side, double opening wardrobe, radiator.

BATHROOM

8' 9" x 5' 9" (2.67m x 1.75m) Double glazed side windows, suite comprising panelled bath with shower screen and wall mounted shower, pedestal wash hand basin, low level w.c. Heated towel rail and tiled walls.

LOFT ROOM

17' 10" max x 13' 3" (5.44m x 4.04m) Double glazed side window with pleasant outlook towards the Purbeck Hills and Poole Harbour.

OUTSIDE

The front garden is laid to lawn with shrub borders, a driveway provides ample parking and leads to the side of the property.

GARAGE / ANNEXE

The garage has been converted to provide annexe accommodation, double opening doors, kitchenette area and bedroom area, separate shower room with w.c. and wash hand basin. Ideal as a guest suite or to let, subject to any required consents.

REAR GARDEN

Patio area leads to a lawned area with flower borders, small pond with rockery area, decked area to the side, summer house.

COUNCIL TAX - BAND D