



# 18 Hinchliffe Road, Poole, Dorset. BH15 4ED

- Extended Detached Bungalow
- Three Bedrooms
- En-Suite Shower Room
- Spacious Living/Dining Room
- Modern Bathroom with Shower and Bath
- Modern Fitted Kitchen
- Wonderful Rear Garden
- Close to Cobbs Quay Marina



## PROPERTY DESCRIPTION

Mursells Estate Agents are excited to offer for sale this delightful property situated in a convenient location in the heart of Hamworthy close to local amenities, reputable schools, and excellent transport links. A short stroll will lead to you the popular Cobbs Quay marina and the waterfront at Holes Bay.

This delightful three-bedroom detached bungalow offers the perfect blend of comfort and charm. Boasting a spacious south-facing rear garden, this property provides a serene outdoor space with a picturesque stream flowing through, ideal for those who appreciate al-fresco living and nature.

Upon entering, you are welcomed into a beautifully extended living space that seamlessly combines modern convenience with cosy charm. The inviting lounge area, features a charming log burner that promises warmth and comfort during the cooler months and there is ample space for dining table and chairs. Boasting two sets of double French doors leading into the garden make this a wonderful room filled with natural light creating an airy and open atmosphere throughout.

The kitchen has a wide range of modern cream 'shaker' style base and wall units with spaces for all appliances including range style oven.

The well-proportioned bedrooms, two with fitted wardrobes, provide ample space for family living or guest accommodation, while the versatile layout of the bungalow allows for various living arrangements to suit your needs. The master bedroom benefits from a modern fully tiled en-suite shower room and the family bathroom is fitted with modern white suite including bath and shower.

Externally, the extensive rear garden is a true highlight, offering a sun-drenched haven that is perfect for alfresco dining on the large patio area, gardening, or simply unwinding by the tranquil stream. The long garden provides plenty of space for children to play or for gardening enthusiasts to cultivate their passion. To the front of the property there is a large driveway providing ample off road parking.

Early viewing is highly recommended to fully appreciate the exceptional features and setting of this wonderful home - contact Mursells Estate Agents today to arrange your viewing.

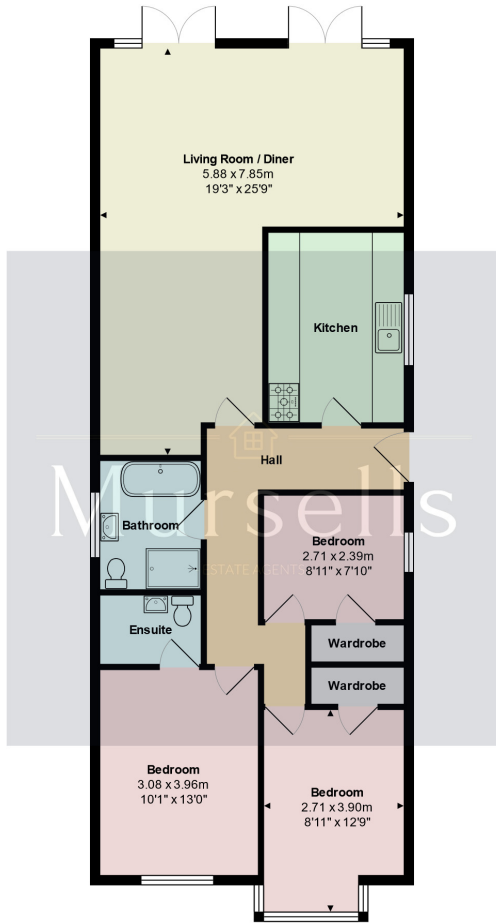


## ROOM DESCRIPTIONS

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# FLOORPLAN & EPC



Total Area: 96.5 m<sup>2</sup> ... 1039 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>		<b>83</b>
(69-80)	<b>C</b>	<b>69</b>	
(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			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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