

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



**HEARNES**  
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# Napier Road, Hamworthy, Poole, Dorset, BH15 4NA

## FREEHOLD PRICE £625,000

Set moments from the water is this spacious, four bedroom, three bathroom, two reception room family home with a generous kitchen/diner, a low maintenance back garden, triple garage and off road parking for at least four cars, set within ½ a mile of Lake Pier Beach. Offering potential to extend upwards and outwards (subject to planning) and a generous garden with excellent storage and further opportunities to convert the garaging into useful accommodation or a multi-purpose room.

- Detached home approaching 2000 sq ft of accommodation and offering huge potential for extension/modernisation (STP)
- 4 double bedrooms and 3 bath/shower rooms, including 2 en suite shower rooms
- Sea glimpses from bedroom two, which faces the front and bedroom one faces the rear with built in wardrobes
- 2 spacious reception rooms with the dining room leading to the garden
- Large kitchen/dining room including a breakfast bar, double oven, gas hob, and integrated fridge/freezer. Door out to garden
- Double glazing and gas central heating and solar panels producing a yearly income
- Attractive entrance hall with wooden flooring and ground floor cloakroom
- Very clean, neat and tidy throughout
- Pull down loft ladder leading to a large roof (with potential for a loft conversion)
- Good size rear garden with a triple garage ideal as a workshop or for converting into living accommodation/multi-purpose room/ Air n B. This room currently has sewage, water and electric
- Walking distance of Lake Yard waterfront and Lake Yard private members marina.
- No forward chain

Napier Road is moments from Lake Yard Yacht Club, Lake Yard's waterfront restaurant & bar takes advantage of some spectacular harbour views and also provides easy access for boat owners and crews to the dock and harbour. Hamworthy Beach is also moments away which is set in an attractive harbourside park of 26 acres, having panoramic views of Poole. Harbour and the Purbeck Hills. This area is steeped in history as Ham Common was used as a Roman Landing Point in the 16th and 17th Century and where the British Fleet would fire at targets over to Brownsea Island. 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.

**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.

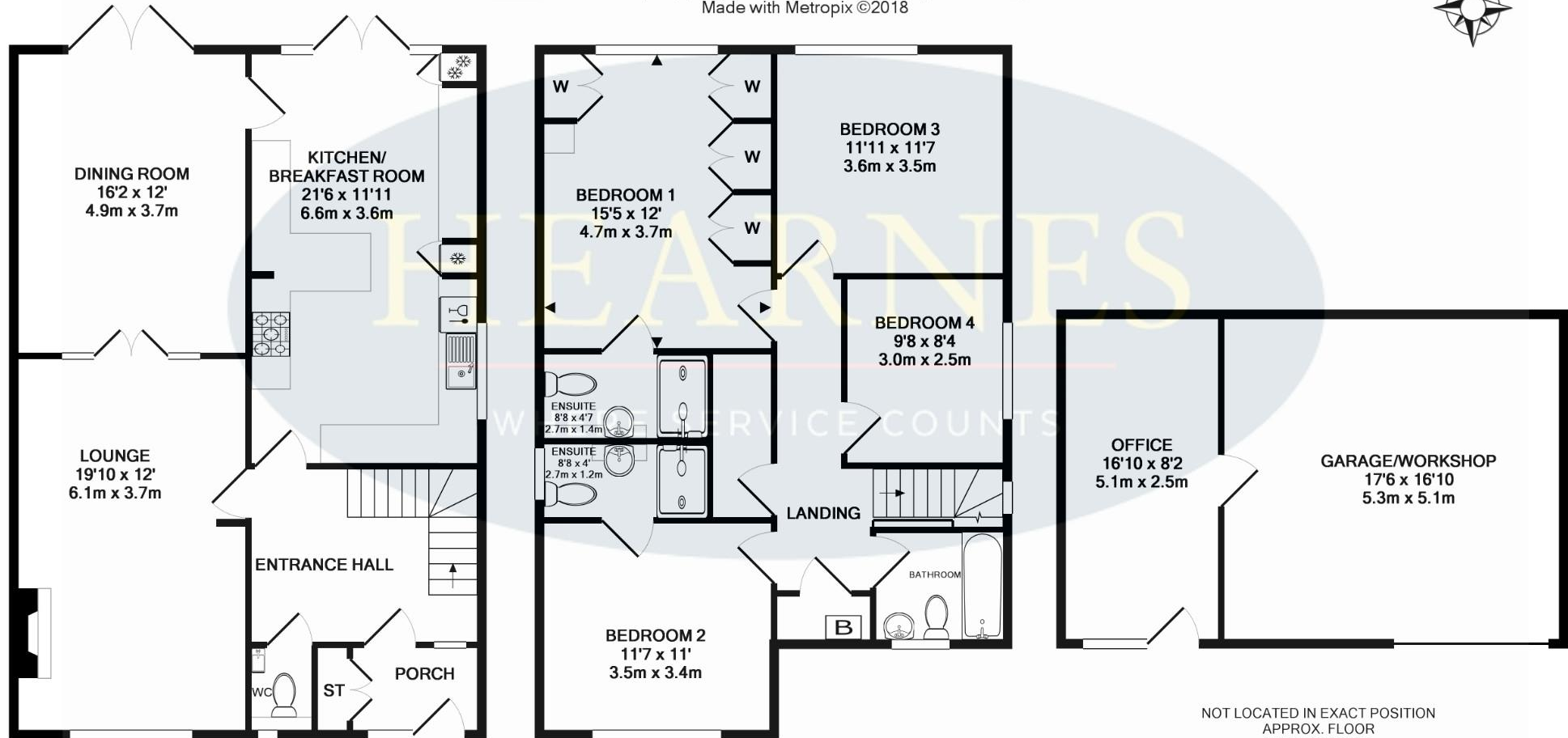






# TOTAL APPROX. FLOOR AREA 2048 SQ.FT. (190.3 SQ.M.)

Whilst every attempt have been made to ensure the accuracy of the floor plan 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 buyer. Produced by Swift Energies 07512 365 141  
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GROUND FLOOR  
 APPROX. FLOOR  
 AREA 835 SQ.FT.  
 (77.6 SQ.M.)

1ST FLOOR  
 APPROX. FLOOR  
 AREA 781 SQ.FT.  
 (72.6 SQ.M.)

NOT LOCATED IN EXACT POSITION  
 APPROX. FLOOR  
 AREA 432 SQ.FT.  
 (40.1 SQ.M.)









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