



64 Lulworth Avenue, Hamworthy, Poole  
Dorset BH15 4DJ

**HEARNES**

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# Lulworth Avenue, Hamworthy, Poole BH15 4DJ Freehold Guide Price £1,100,000

Breath-taking views are just one of the noteworthy features of this outstanding 4 bedroom, 4 en-suite family home, constructed in 2012 to an exceptional specification by the current owners for their own occupation which has resulted in an A rated EPC! This is a very rare opportunity to acquire just one of fourteen homes that enjoy a similar location backing directly onto the park with the beach and sea just 100m further on.

This superb home offers contemporary open plan living/dining/kitchen space, with a bespoke curved glass conservatory style bay in double glazed powder coated aluminium frames across the entire rear elevation, affording wonderful views over the harbour to Round Island and Long Island. The curved patio doors lead out to steps down to a generous sun terrace and lawned garden with superb summer house and garden store. A side path allows for disabled/pushchair access to the rear garden. A remote controlled Gazco gas fire with contemporary solid marble surround provides a focal point in the sitting area and there are surround sound fitted speakers.

The kitchen is fitted in stylish Nolte units with two sinks, integrated AEG dishwasher, Quooker boiling water tap, integrated waste disposal, 2 Siemens ovens (one combination) Siemens induction hob with Falmec 'raise from countertop' extractor fan and Corian worktops with moulded uprights and breakfast bar.

The master bedroom has been designed to fully benefit from the views with a vaulted ceiling and full width glazed rear elevation which has bi-fold doors opening onto a generous sun balcony. It is beautifully laid out and decorated, with a light and airy walk-in dressing room and a luxurious en-suite shower/bathroom. The balcony has a frameless glass balustrade which enhances the stunning views of Brownsea Island, Long Island and Arne; composite decking and a vaulted ceiling.

The two other first floor bedrooms both have vaulted ceilings, stylish fitted wardrobes with matching drawers and bedside units, superb en-suite shower rooms with electric Velux self-close rain sensor windows. All bedrooms have fitted plantation shutters. There is a versatile ground floor room which is fitted with an excellent range of units for office or bedroom use with a pull down bed (available by separate negotiation) and 'Jack and Jill' access to the ground floor shower room (suitable for disabled).

Eco features include a thermal water store, solar heated water, solar panels for electricity generation with battery storage, which also feeds excess back to the grid water harvester, water softener, smart meters, LED light bulbs and a Pod Point electric car charger. The ground floor and all en-suites have underfloor heating from a gas boiler and there are radiators for the first floor bedrooms. Other added advantages include Cat 6 wiring throughout; media cupboard servicing AV and surround sound system; Karndean flooring through ground floor with carpets upstairs; CCTV and alarm system servicing house, summer house and garden store; Vent-Axia air handling system; powder coated aluminium double glazed windows and doors; electric remote control garage door; Utility room fitted in Nolte units with Corian worktops/uprights, window and door to side with integrated fitted blinds; oak skirting boards; contemporary oak internal doors and stairs with glass panel balustrade; all bathrooms have demist heated mirrors. The frontage is primarily laid in permeable block paving providing generous parking area for 4-5 cars and leading to the garage. The plot is approximately 185' x 36' with the rear garden being around 95' long with superb, raised sun terrace and lower patio, flower beds and lawn. The owners recently had a fully insulated summer house added which has power, lighting, internet, and a wonderful, covered sitting/eating area which takes in the harbour views. From the garden there is direct gated access to the park with the beach being approximately 100 yards away and play park just a few hundred yards walk. There is a 20' x 10' garden store. 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. Excellent schooling is available in both the private and public sectors with the Grammar Schools in Poole as well as Yarrells, Castle Court and Dumpton primary schools and Canford School all being easily accessible.

**NB. We have used a selection of photos from previous years as well as current to show the property and views.**



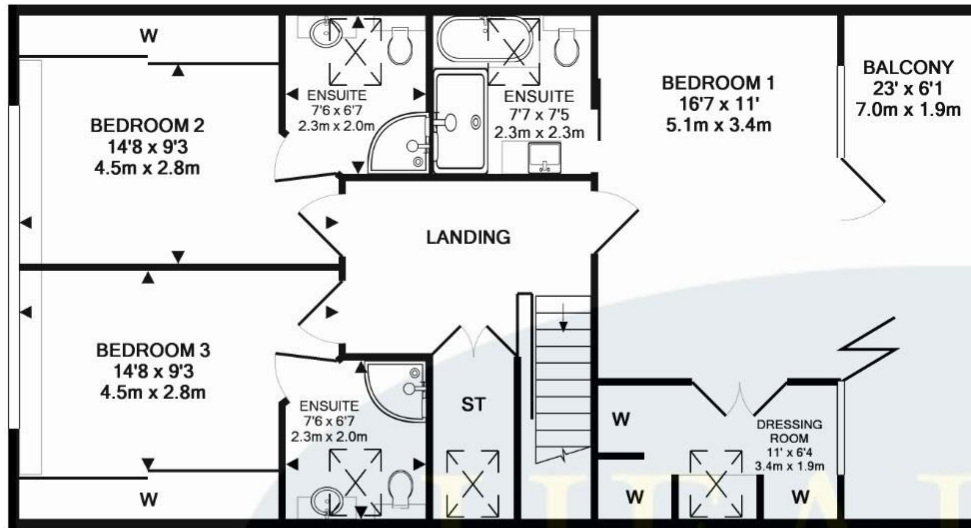












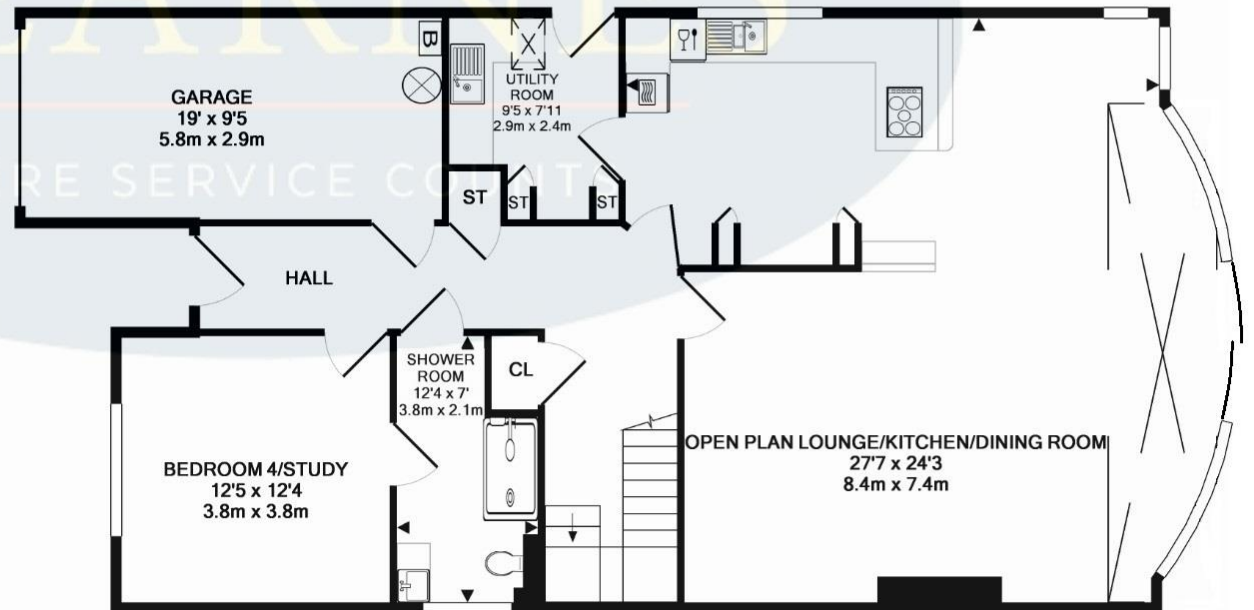
TOTAL APPROX. FLOOR AREA 2486 SQ.FT. (230.9 SQ.M.)

Whilst every attempt has 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 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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1ST FLOOR  
APPROX. FLOOR  
AREA 990 SQ.FT.  
(92.0 SQ.M.)



NOT LOCATED IN EXACT POSITION  
APPROX. FLOOR  
AREA 194 SQ.FT.  
(18.0 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 1302 SQ.FT.  
(120.9 SQ.M.)







Hamworthy Beach



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