

**28 Lulworth Avenue, Hamworthy,
Poole, Dorset, BH15 4DQ**



HEARNES

WHERE SERVICE COUNTS

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FREEHOLD PRICE £795,000

A delightful, well presented 1930's four double bedroom, detached family home with refitted kitchen/breakfast room, large lounge/diner, conservatory, garage and southerly facing rear garden with garden cabin. This extended home has been carefully and tastefully updated keeping the original feel to the property with stripped wooden floors and there is a wonderful contemporary log fireplace, bay windows and generous size rooms. Internally the feeling is minimalistic, with white painted walls, plantation shutters and a modern ground floor cloakroom/utility room and first floor shower room. Set off an impressive landing with a bay window to the front are four double bedrooms with bedroom four offering patio doors onto a potential roof terrace with sea views. The south facing garden has a sun deck (hot tub available via separate negotiations) and a garden cabin with power/light and WIFI connection. There is a large garage with electric door and a block paved driveway with parking for 4 cars.

- Attractive 4 bedroom detached 1930s family home
- Well presented throughout blending original features with more modern styling
- Refitted kitchen/breakfast room in a range of white units with woodwork tops over and fitted with integrated 4 ring gas hob with extractor, oven, dishwasher, wine fridge and fridge/freezer
- Downstairs cloakroom with utility area having space and plumbing for washing machine and tumble dryer
- Lounge dining room with Canadian cedar wooden floors and central contemporary log burner
- Conservatory with doors to the garden
- Double glazed windows with the front ones having fitted plantation shutters
- Four double bedrooms upstairs and generous landing area presently used as a home office. 2 sets of built in wardrobes providing excellent storage
- Spacious refitted shower room with walk in double shower
- Private south facing rear garden with generous deck and garden cabin
- Large garage with electric door
- Block paved driveway with parking for 4 cars

Hamworthy Park is half a mile from Poole Quay and is an attractive harbourside park set in 26 acres with panoramic views of Poole Harbour and the Purbecks 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. Excellent schooling is available in both the private and public sectors. There are various Marinas nearby including Lake Yard, which is under half a mile away and the popular Cobbs Quay. Other areas of natural interest include Lake Pier, Lytchett Bay, Arne and Brownsea Island. Hamworthy also has a wonderful Nature Reserve, Ham Hill at Rockley Sands, a rail station and is close to the popular Upton Country Park. A further attraction is the slipway at the end of Lake Road, the only free slipway in the area!

COUNCIL TAX BAND: F

EPC RATE: E

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.



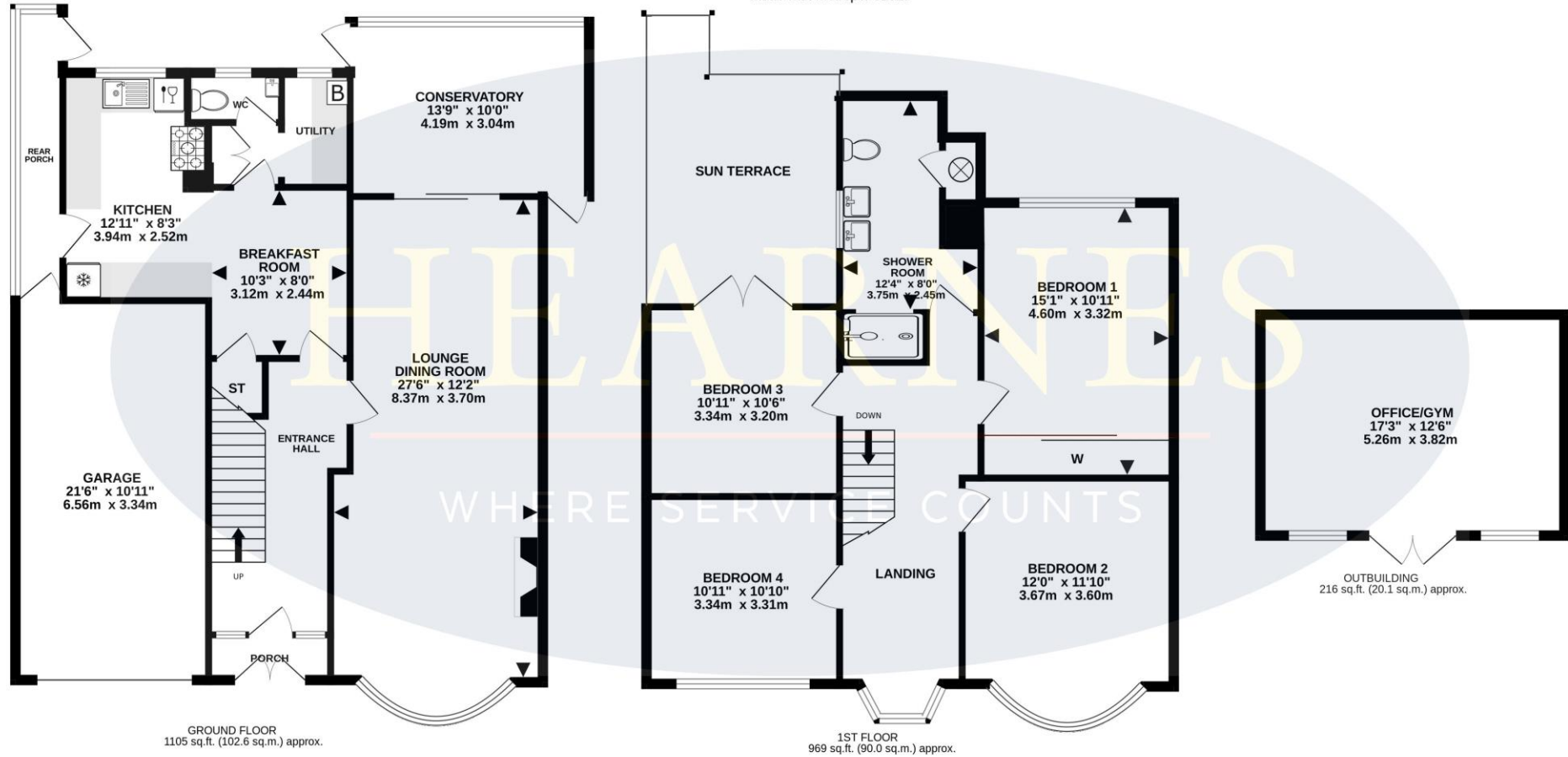


INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 2290 sq.ft. (212.7 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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