

Link Homes

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LINKHOMES
ESTATE AGENTS



9 Winspit Close, Poole, Dorset, BH15 4HX
Offers Over £500,000

**** STUNNING FAMILY HOME **** Link Homes Estate Agents are delighted to offer for sale this well-presented six bedroom detached chalet bungalow situated in the heart of Hamworthy. Benefitting from an array of standout features, including five good-sized bedrooms with bedroom one offering triple-aspect wardrobes and a three-piece en-suite, a separate office/bedroom six, over 1900 square feet of living accommodation an open plan kitchen/dining room with direct access onto the conservatory, a separate cosy snug lounge with feature bay windows, two family bathrooms, generous storage throughout and an Indian sandstone driveway for multiple vehicles! This is a must-view to appreciate the wealth of accommodation on offer!

Hamworthy offers a range of attractions such as Lake Pier, Cobbs Quay Marina, Hamworthy Park, The Yachtsman pub, Hamworthy Football Club, Ham Common Viewpoint and Rockley Park. There are many other useful amenities such as Hamworthy train station that has a direct line to London Waterloo, shops, supermarkets, the post office and schools. Upton Country Park and Poole Quay are within close proximity and Bournemouth Town Centre and the beaches are only a short drive away.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





Ground Floor

Entrance Hall

Smooth set ceiling, ceiling lights, double-glazed UPVC frosted door to the side aspect, radiators, stairs to the first floor, double-glazed UPVC window to the side aspect, HIVE thermostat, storage cupboard, the consumer unit, power points, internet point, telephone point, entrance coconut mat and tiled flooring.

Kitchen

Smooth set ceiling, downlights, double-glazed UPVC windows to the side and rear aspect, radiators, storage cupboard housing the boiler and water cylinder, wall and base mounted units, seven-point gas hob, integrated oven, overhead stainless steel extractor fan and splashback, tiled splashback, one and half bowl composite sink with detachable spray-hose tap, integrated Beko dishwasher, power points, space for a longline fridge, space for a longline freezer, space for a washing machine, space for a tumble dryer and tiled flooring.

Sun Room

Ceiling light, double-glazed UPVC triple aspect windows, double-glazed UPVC French door to the side aspect, radiator, power points, television point and tiled flooring.

Living Room

Coved ceiling, ceiling light, double-glazed UPVC bay window to the front aspect, radiator, power points, television point and laminate flooring.

Bedroom Two

Smooth set ceiling, ceiling lights, double-glazed UPVC bay window to the front aspect, radiator, power points and laminate flooring.

Bedroom Three

Smooth set ceiling, ceiling light, double-glazed UPVC window to the side aspect, built-in wardrobes, power points and laminate flooring.

Bathroom

Smooth set ceiling, ceiling light, double-glazed UPVC frosted window to the side aspect, panelled bath with a glass shower screen and overhead shower, wall-mounted sink and toilet with storage, wall-mounted storage, stainless steel heated towel rail and tiled flooring.

First Floor

Landing

Smooth set vaulted ceiling, ceiling light, smoke alarm, loft access, double-glazed UPVC window to the side aspect, radiator, power points and laminate flooring.

Bedroom One

Smooth set ceiling, ceiling light, double-glazed UPVC Velux frosted windows to the side aspect, triple built-in wardrobes, power points, radiators, television point and laminate flooring.



En-Suite

Smooth set ceiling, ceiling light, extractor fan, double-glazed UPVC frosted window to the side aspect, panelled bath with surrounding tiles and overhead shower, wall-mounted toilet, wall-mounted sink with under-storage, wall-mounted mirror with feature lighting, stainless steel heated towel rail and tiled flooring.

Bedroom Four

Smooth set ceiling, ceiling light, double-glazed UPVC window to the front aspect, built-in wardrobe, radiator, power points and laminate flooring.

Bedroom Five

Smooth set ceiling, ceiling light, double-glazed UPVC window to the front aspect, radiator, power points and laminate flooring.

Study

Smooth set ceiling, ceiling light, double-glazed UPVC frosted window to the side aspect, radiator, power points and laminate flooring.

Bathroom

Smooth set ceiling, down lights, extractor fan, double-glazed UPVC frosted window to the side aspect, fully-tiled, double enclosed waterfall shower with glass shower doors and extra showerhead, wall-mounted sink with under-storage, toilet, stainless steel heated towel rail and tiled flooring.

Outside

Garden

Surrounding wooden fences, patio area, outside lights, outside tap, outside power points, brick-built surrounding walls, a shed, lean-to area offering wall and base mounted units, power and lighting with double-gated access to the driveway.

Driveway

Indian sandstone tiled driveway for multiple vehicles, wooden gates, surrounding wooden fences and shrubbery and an outside light.

Useful Information

Agent's Notes

Tenure: Freehold
EPC: D
Council Tax Band: D - Approximately £2,147.75 per annum

Stamp Duty

First Time Buyer: £3,750
Moving Home: £12,500
Additional Property: £27,500