

FOR SALE

£700,000 Freehold



## 48 Napier Road, Poole, Dorset. BH15 4NA

- Detached Family Home
- Coastal Location
- Four Bedrooms
- Potential for additional extension
- Garage & Driveway
- Private Garden
- Sought After Location





## PROPERTY DESCRIPTION

Mursells Estate Agents are delighted to offer for sale this exquisite 4 bedroom detached house in a highly desirable road within moments walk from Hamworthy Park and Lake Pier.

As you step onto the property, you're greeted by a picturesque scene—a beautifully manicured front lawn bordered by a driveway offering ample off-road parking for multiple vehicles.

Upon entering, you're immediately drawn to the expansive lounge area, flooded with natural light streaming through a bay window and a feature fireplace casting a warm and inviting ambiance throughout.

Moving through the ground floor, there is a well-appointed open plan kitchen/dining room. The kitchen has spaces for all appliances and a wide range of base and wall units creating a space that is as practical as it is aesthetically pleasing. A breakfast bar separates the kitchen area from the spacious dining room.

Upstairs there are three generously proportioned bedrooms, each offering its own unique blend of comfort and style. Two of the bedrooms boast en-suite facilities, providing added convenience and privacy for residents and guests alike.

One of the highlights of this property is undoubtedly its large private rear garden, a tranquil space where you can escape the hustle and bustle of everyday life and unwind with its large lawned area surrounded by an abundance of mature shrubs and trees. There is a large patio area, perfect for barbecues and al-fresco dining. The garden also features a useful shed, providing additional storage space for gardening tools or outdoor equipment and serving as a potential workshop.

Situated within walking distance of Hamworthy Park and Lake Pier, this wonderful property is sure to be popular - book your appointment to view today by contacting Mursells Estate Agents.





## ROOM DESCRIPTIONS

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# FLOORPLAN & EPC

Mursells



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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