

41 Hewitt Road, Hamworthy, Poole,  
Dorset, BH15 4QB



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# 41 Hewitt Road, Hamworthy, Poole, BH15 4QB

## FREEHOLD PRICE £357,500

A modern 3 bedroom, 2 reception room semi-detached house built in 1982 positioned in a very quiet cul-de-sac location. This family home offers versatile accommodation to include a good size lounge, conservatory, dining room with access to the garden and a modern separate kitchen/breakfast room. The property benefits further from having a stylish ground floor shower room and upstairs bathroom, low maintenance south westerly rear garden and off road parking for 3 vehicles.

- A 3 bedroom semi-detached house situated in a quiet cul-de-sac set approx. 200 metres from Holes Bay
- Dining room with French doors to the rear garden
- Large lounge leading to a conservatory
- Garage converted in 2014 into a kitchen/breakfast room with a range of grey handle less units and work tops over to include an electric fan oven, electric hob with extractor above, integrated dishwasher and space for washing machine and fridge/freezer
- Wood effect flooring throughout the ground floor
- Ground floor modern shower room and first floor bathroom with shower over bath, wash hand basin with vanity unit below and wc
- Fitted wardrobes in the master bedroom
- Fully enclosed southerly facing low maintenance rear garden to include patio, artificial lawn and garden shed
- Gas central heating and double glazing throughout

Set towards the end of a cul de sac with many areas of natural beauty around to include the natural harbourside with views over Holes Bay being within a few hundred yards. Cobbs Quay is less than  $\frac{1}{2}$  a mile away offering boat moorings and marine related shops. Approximately half a mile away lies Lake Beach with fantastic views of the Wareham Channel and Arne Bay. Upton country Park is within half a mile and there are wonderful walks and paths hugging the coastal landscape.

Poole Quay and the town centre is approximately 3 miles away with its array of shopping, café culture, restaurants and leisure facilities with the sandy bathing beaches of Sandbanks within 7 miles.

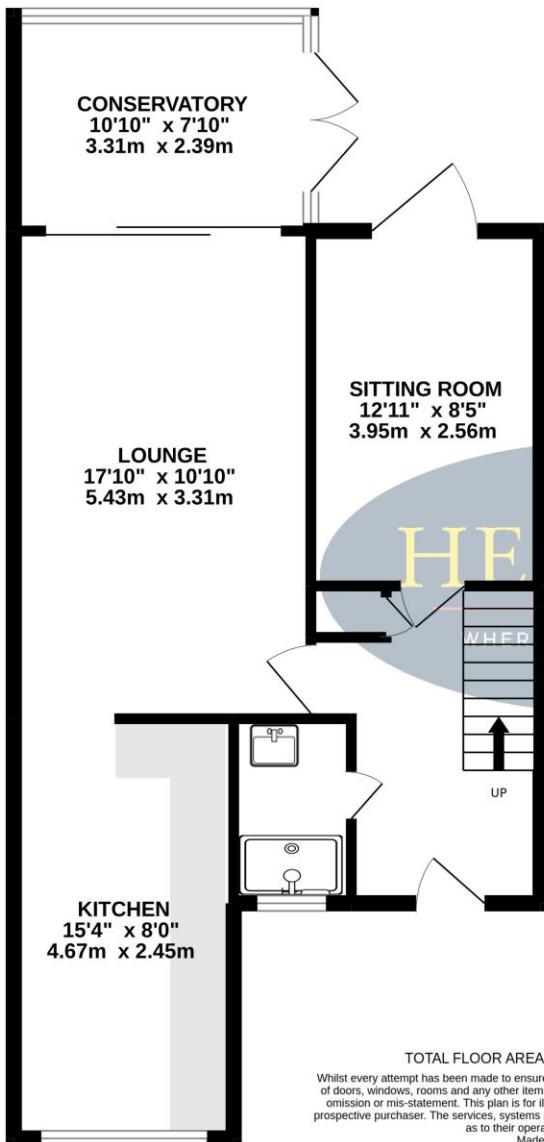
COUNCIL TAX BAND: C

EPC RATE: C

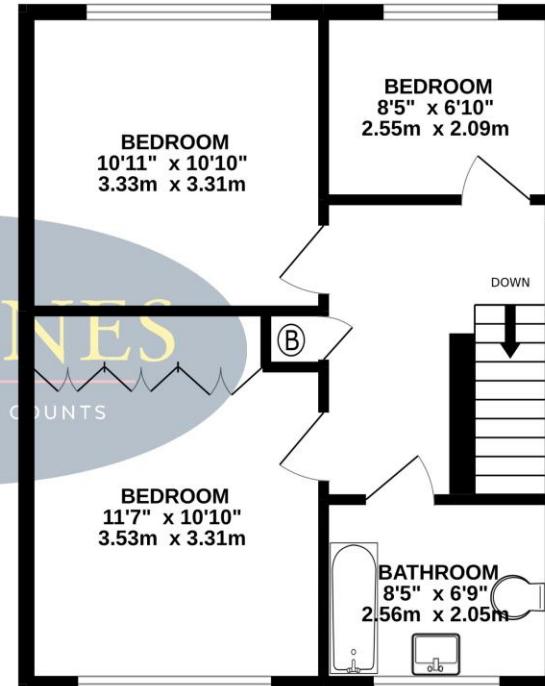




GROUND FLOOR  
626 sq.ft. (58.2 sq.m.) approx.



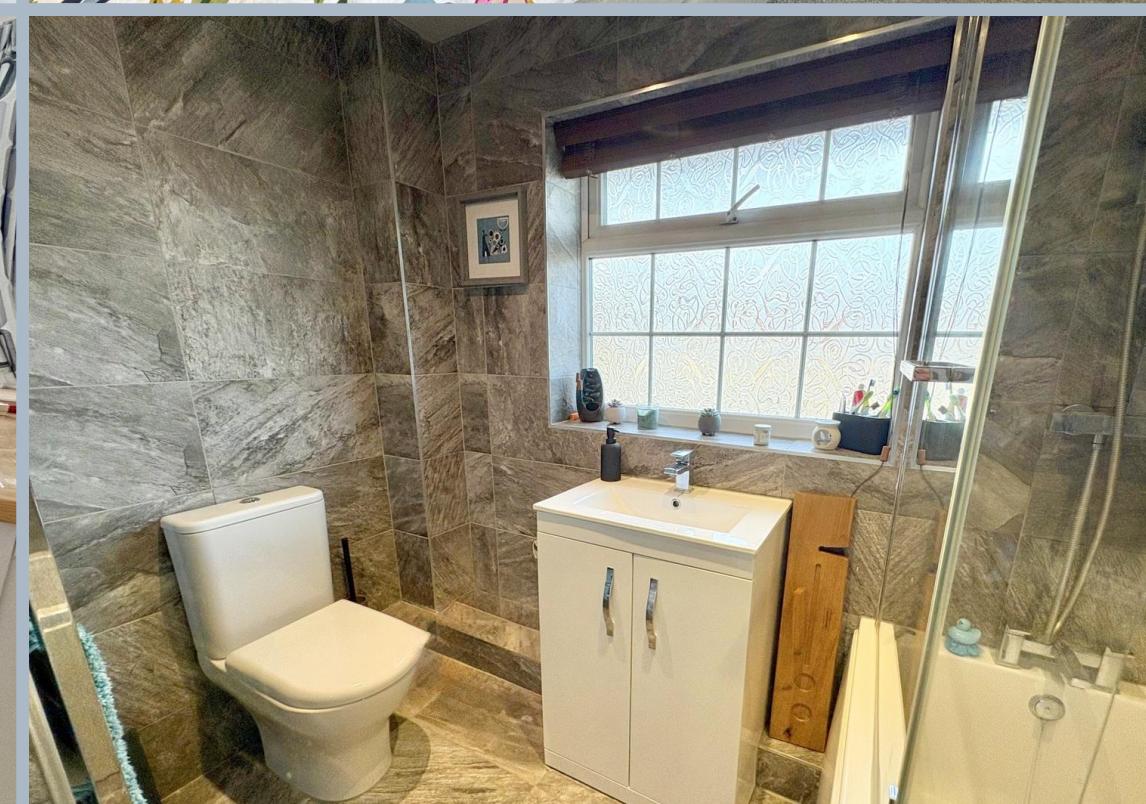
1ST FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1092 sq.ft. (101.5 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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