



1 Napier Road, Hamworthy, Poole, Dorset BH15 4LX

£575,000 Freehold

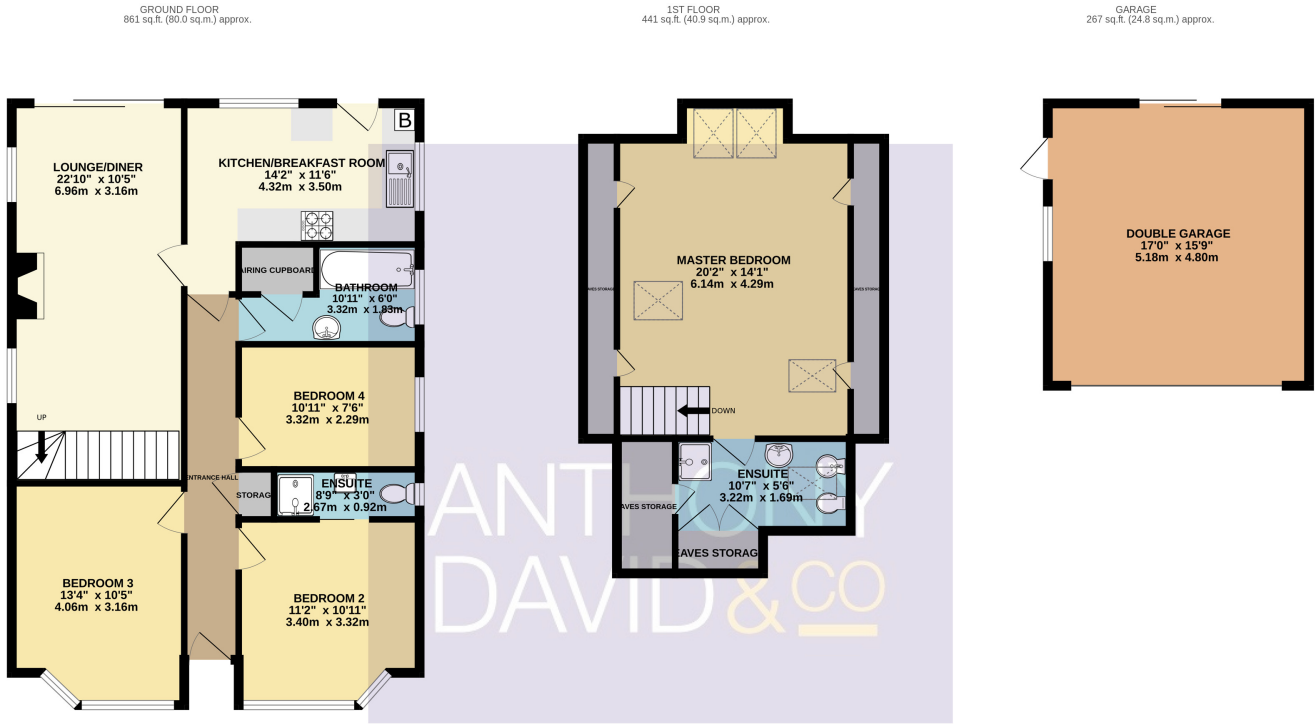
A unique four double bedroom detached bungalow ideally situated a short walk from the water's edge at Lake Beach and Ham Common. The popular Hamworthy Park is also a short distance away. This much loved home must be viewed to appreciate not only its superb location but also its full potential to become a forever family home. The property offers over 1200 sq ft of accommodation which comprises: 22' lounge/diner, kitchen/breakfast room, three double bedrooms and two downstairs bath/shower rooms and further double bedroom with sea views and en-suite shower room to the upstairs. Externally the property boasts an extensive South Westerly aspect garden with sun patios and mature shrubs which leads to a decked area covering a swimming pool (which can be reinstated). To the front the driveway provides ample parking which in turn leads to a detached double garage with gas, water and power supply. Further features include: feature fireplace to lounge/diner, storage cupboards, eaves storage, gas central heating and UPVC double glazing. Nearby schools - Twin Sails Infant School & Nursery, Hamworthy Park Junior School and Poole High School.

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**ANTHONY
DAVID & CO**



Entrance Hall Doors to

- Lounge/Diner 22' 10" x 10' 5" (6.96m x 3.17m)
- Kitchen/Breakfast Room 14' 2" x 11' 6" (4.32m x 3.51m)
- Bedroom Two 11' 2" x 10' 11" (3.40m x 3.33m)
- En-Suite Shower 8' 9" x 3' 0" (2.67m x 0.91m)
- Bedroom Three 13' 4" x 10' 5" (4.06m x 3.17m)
- Bedroom Four 10' 11" x 7' 6" (3.33m x 2.29m)
- Bathroom 10' 11" x 6' 0" (3.33m x 1.83m)
- Master Bedroom 20' 2" x 14' 1" (6.15m x 4.29m)
- En-Suite Shower 10' 7" x 5' 6" (3.23m x 1.68m)
- Double Garage 17' 0" x 15' 9" (5.18m x 4.80m)

Garden South Westerly

Driveway Ample off road parking

Council Tax Band E

TOTAL FLOOR AREA : 1569 sq.ft. (145.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991

Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.