



**147a Lake Road, Lake Farm Cottages,
Hamworthy, Poole, Dorset, BH15 4LQ**

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FREEHOLD PRICE £500,000

A rare opportunity to acquire a modern 3 bedroom, 2 bathroom end of terrace house set within a tucked away development of just three houses, moments from the water of Hamworthy Beach and Dorset Lake Shipyard. The ground floor accommodation benefits from underfloor heating throughout and comprises a generous open plan kitchen/lounge/dining room with access to the rear garden, a utility room, downstairs cloakroom and an understairs storage cupboard. All three bedrooms are well proportioned and feature custom built wardrobes, with the master bedroom enjoying a wonderful, vaulted ceiling and an ensuite shower room. The rear garden is fully enclosed, not overlooked and provides side access to the front of the property. There is a private parking space, a visitor space and additional room in front of the house for further parking. The property has been a cherished home since new by the current owners, who have enjoyed the quiet position and convenient access to the water and public transport, and are now ready for their next chapter.

- A modern three bedroom end of terrace house in a tucked away development of just two other properties
- Large open plan multifunctional reception space incorporating a lounge, dining area and kitchen
- Contemporary kitchen with ample units and worktop space, incorporating integrated appliances including a waist height oven/grill, microwave, dishwasher and fridge/freezer
- Separate utility room with washing machine and additional freezer included
- Ground floor cloakroom and understairs storage cupboard
- Fully tiled family bathroom with shower over bath, wash hand basin with vanity unit below and WC
- Custom fitted wardrobes to all bedrooms, with an ensuite shower room to the master bedroom
- Private and fully enclosed rear garden with garden shed and side access to the front of the property
- Off road parking bay, visitor space and additional parking space to the front of the house
- Gas central heating and double glazing throughout, with underfloor heating to the ground floor
- Vendors are suited

This small development named 'Lake Farm Cottages' is set in a highly desirable area, within a few hundred yards of Hamworthy slipway. Hamworthy Park which is an attractive harbourside area of 26 acres all naturally benefiting from the panoramic views of Poole Harbour and the Isle of Purbeck beyond. Close-by is Poole Town Centre approximately 1.5 miles away and can be accessed through a parkland walk by the sea and via Poole Quay. Local shops are within a few hundred yards as is a local pub! There are various Marinas nearby including Lake Yard with its bar and restaurant 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: D

EPC RATE: C

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.

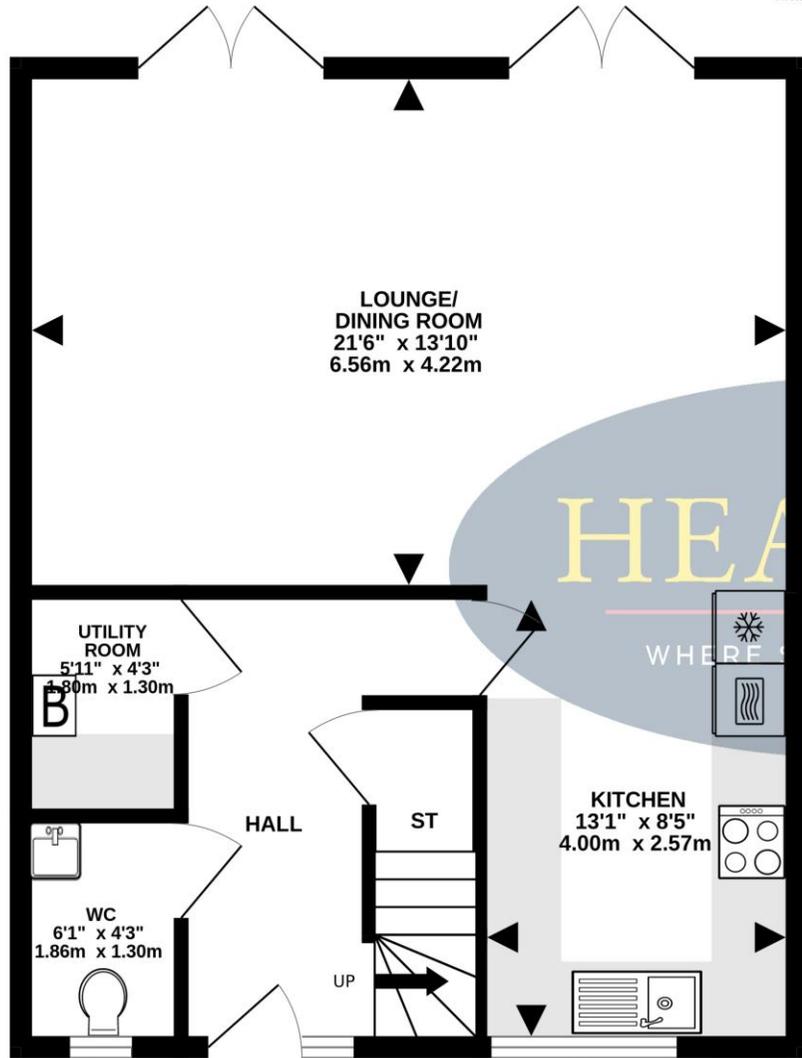




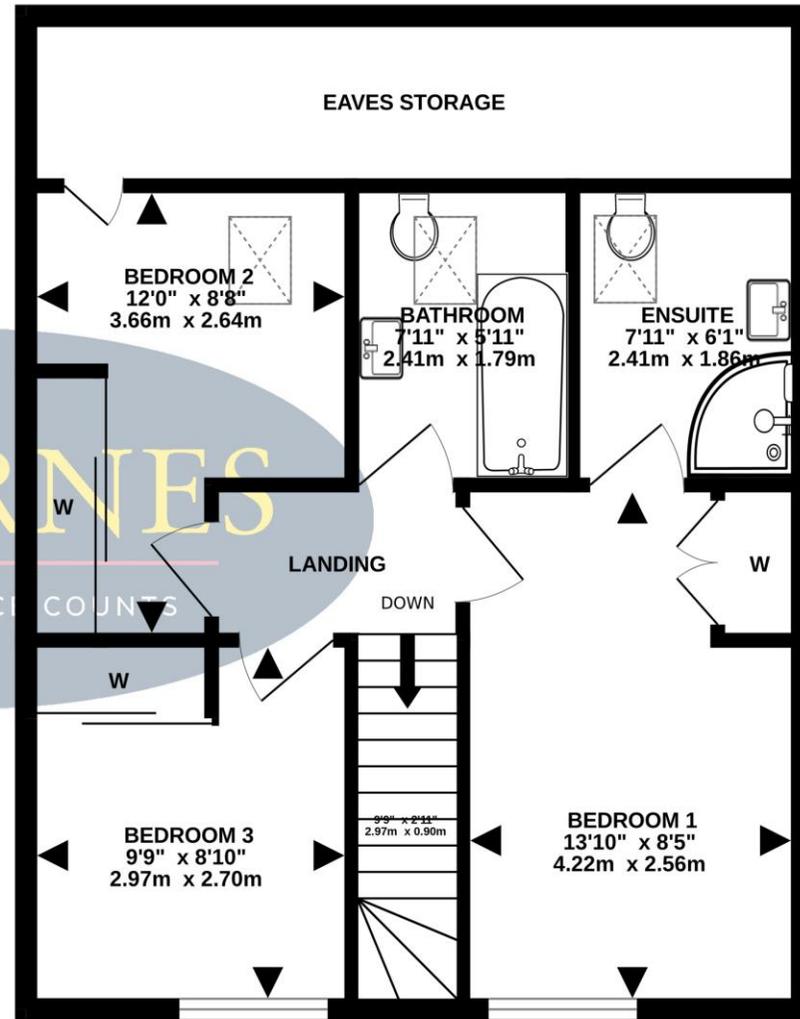
INCLUDING EAVES STORAGE

TOTAL FLOOR AREA : 1075 sq.ft. (99.8 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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GROUND FLOOR
533 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR
541 sq.ft. (50.3 sq.m.) approx.





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