

68 Lake Drive, Hamworthy, Poole, Dorset, BH15 4LU



HEARNES

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Freehold Price £750,000

A superb and beautifully presented, 4 bedroom, 3 reception room, art-deco detached home steeped in original character and nautical history. Offering a driveway for 2/3 cars, double garage, landscaped rear gardens and sea views from the first-floor balcony. This extended home has a fully fitted kitchen/dining room, along with a separate utility room, and further potential to extend into the loft (subject to planning). During WW2, the house acted as the Control Tower for RAF base Hamworthy from where the Coastal Command operated squadrons of flying boats. The property is located opposite the Marine Base and is just 200 yards from Lake Pier beach. This rather unique property is an ideal family home due to its size, space and proximity to the sea and would equally suit retirees due to the versatile nature of the accommodation.

- Art-deco detached 4 bedroom home stepped in history
- Stunning sitting room with many original art-deco features to include a wonderful, curved bay front window, parquet flooring and feature fireplace
- Further reception room with folding doors to the outside
- Stylish kitchen/dining room with triple doors opening to the deck at the rear
- A range of walnut units with quartz worktops and fitted appliances including a Kenwood 6 burner range cooker, Miele microwave, Nespresso machine and steamer, further wine fridge, and space for fridge/freezer
- Separate utility room with space for washing machine/tumble dryer, fitted units, recently fitted boiler and side access to the garden
- Contemporary banister and balustrade in chrome and wood leading to the first floor
- Sea views from the front 2 bedrooms and their shared balcony over the roof tops out to Arne Peninsular, the Wareham Channel, with the Purbecks beyond
- Feature Plantation blinds in the 2 front bedroom windows and doors that lead to the balcony
- Bedroom four, which is currently used as a study, has a pull down ladder providing access to a large, open plan attic, which could easily be converted into a master suite (subject to planning)
- Modern fully tiled family bathroom with separate cloakroom downstairs
- Beautifully presented and immaculate throughout
- No forward chain
- Furniture available to buy (subject to separate negotiations)
- Attractive, low maintenance landscaped rear garden, including sitting, eating, relaxing areas and a Koi Carp Pond (fish not included!)
- Double garage/workshop, separate garden shed
- Mains pressure water system, double glazing, and gas central heating
- Mooring available in the Lake Yard Yacht Club (100 yards away)

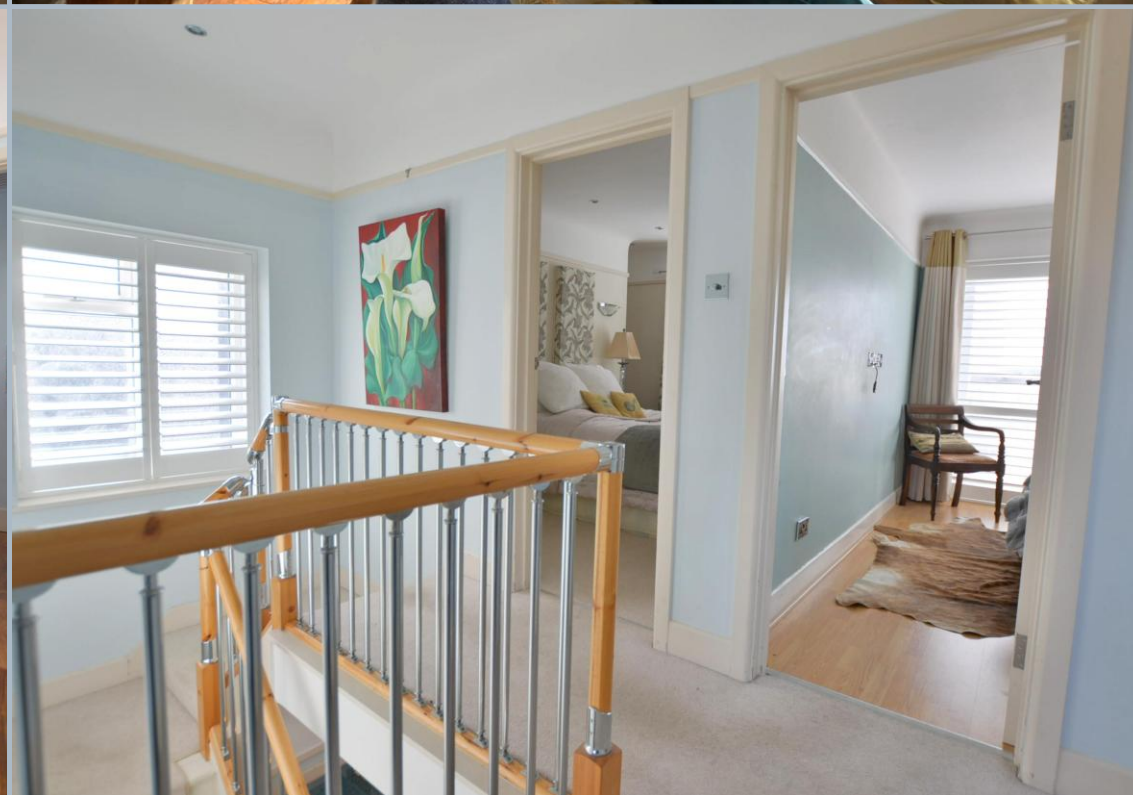
Lake Drive is moments away from Hamworthy Beach which is set in an attractive harbour-side park of 26 acres, having panoramic views of Poole Harbour and the Purbeck Hills. This area is steeped in history as Ham Common was used as a Roman Landing Point in the first and second centuries. Poole Town Centre is approximately 1.5 miles away.

COUNCIL TAX BAND: E

EPC RATE: D



View from loft window

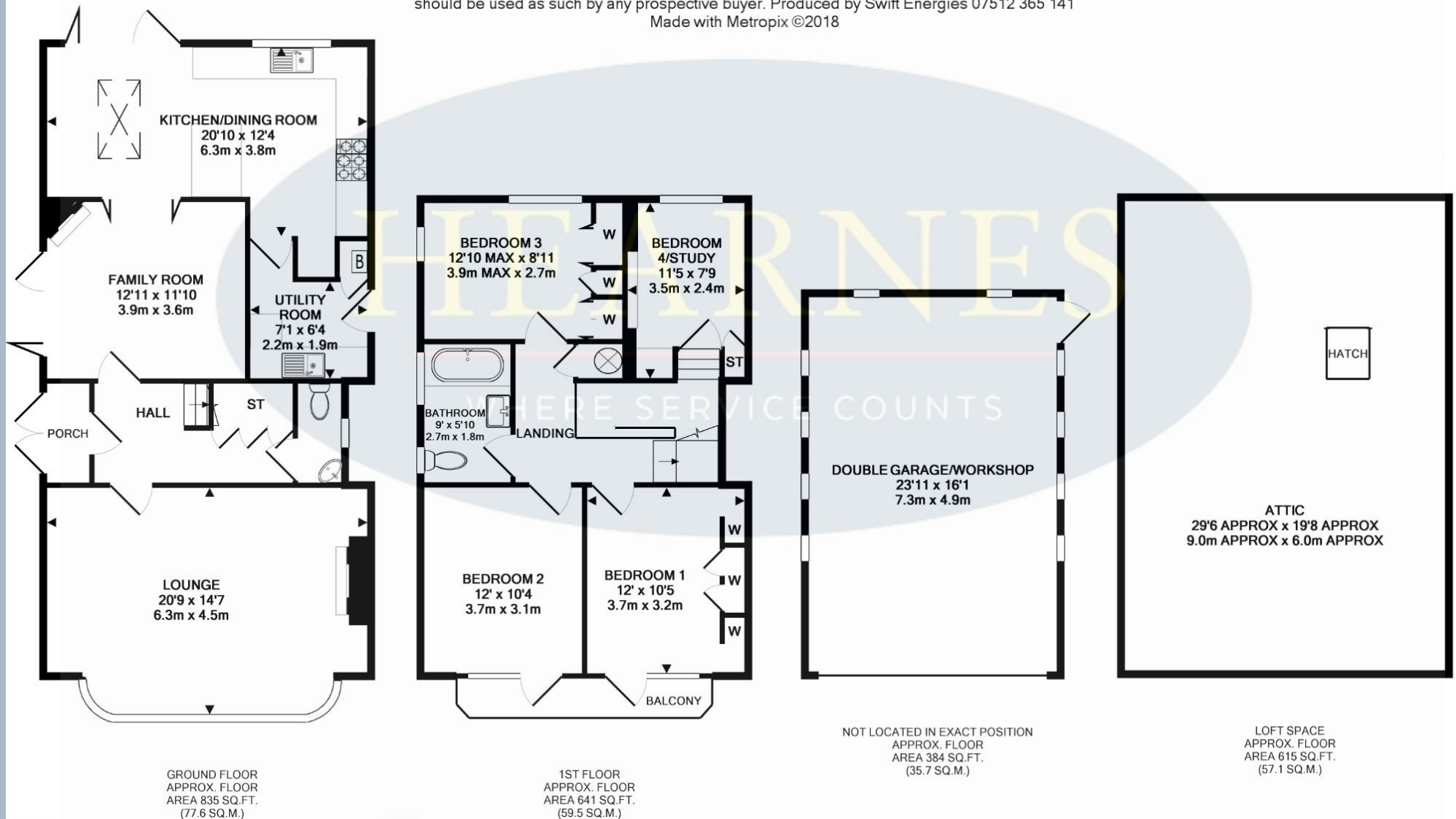




TOTAL APPROX. FLOOR AREA 2474 SQ.FT. (229.9 SQ.M.)



Whilst every attempt have been made to ensure the accuracy of the floor plan 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 buyer. Produced by Swift Energies 07512 365 141
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