

**7 Hawkins Road, Poole,
Dorset, BH12 5AR**



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7 Hawkins Road, Poole, Dorset, BH12 5AR

FREEHOLD PRICE £300,000

A beautifully presented 2 double bedroom end of terrace home, with updated accommodation, a stunning south facing garden with garden room and off road parking to the front for 3 cars. The property has been updated to include a kitchen with integrated appliances, downstairs cloakroom and walk in storage cupboard, dual aspect sitting room, modern bathroom, new internal doors, redecoration and flooring. It has gas central heating, new double glazing and would make a delightful family home. The main bedroom is especially generous and could be turned into 2 rooms, like many similar houses have of this design.

- Very well presented 2 bedroom end of terrace home
- Lovingly refurbished and tastefully modernised by the owner with attention to detail throughout and a feeling of calmness and homeliness as you walk around
- Modern kitchen, fitted in a range of cream shaker style units with wooden work tops over and fitted with integrated appliances to include induction hob, extractor, oven and separate grill, wine fridge, dishwasher, washing machine and space for fridge/freezer
- Downstairs cloakroom and walk in storage cupboard
- 2 generous bedrooms (could be converted into 3) with built in wardrobes
- Modern bathroom having a bath with shower over, wash basin and wc
- Gas central heating and recently fitted double glazing and new back door
- Off road parking for 3 cars, side-by-side
- Fabulous south facing garden measuring approximately 60' and is a sun lover's dream. Patio, well kept lawn and tendered beds
- Contemporary garden room with bi folding doors, 2 further windows, and so a wonderful place as a home office/gym/relaxation space. Outside double socket on the side of the garden room. Outside is a decked area. Brick built shed, side access to the driveway with area for bins and wall mounted EV point

Conveniently located within half a mile to the shops at Wallisdown and a few hundred yards to the beautiful Bourne Valley Nature Reserve, 3 miles to Bournemouth and 2.5 miles to Tower Park Leisure complex. Sainsburys on Alder Road is within a mile, with the shops at Parkstone under 2 miles away.

COUNCIL TAX BAND: B

EPC RATE: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



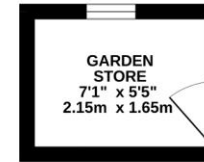


INCLUDING OUTBUILDINGS

TOTAL FLOOR AREA : 917 sq.ft. (85.2 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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OUTBUILDINGS
155 sq.ft. (14.4 sq.m.) approx.



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