



105 Woodland Avenue, Hamworthy, Poole,
Dorset BH15 4EG

HEARNES

WHERE SERVICE COUNTS



105 Woodlands Avenue, Hamworthy, Poole, Dorset, BH15 4EG

Freehold Price £675,000

An absolutely immaculate 4 bedroom, 3 bathroom chalet style home offering versatile accommodation with bedrooms and bathrooms on both floors. The garden is a particular feature having been landscaped in a contemporary style with sun terrace, large modern deck and a superb, detached garden pod with sitting area and alfresco covered dining area. The spacious kitchen is extensively fitted in contemporary white units with integrated appliances and complimentary work surfaces, as well as an adjacent utility room. The ground floor accommodation can be used in a variety of ways as bedrooms or additional living rooms, with 3 first floor bedrooms a family bathroom and a lovely en suite shower room to the main bedroom. Both the main bedroom and bedroom 2 have a range of stylish fitted furniture and there are delightful garden views to the rear. Added advantages include gas central heating via radiators, double glazing and blinds, resin driveway providing generous parking area. The current owners have completely renovated the property since they purchased it in 2015 to include all new internal fittings, external cladding, new driveway and landscaped garden. All done to a high specification and quality, making it a 'turnkey' property and one highly recommended!

- Absolutely immaculate detached chalet style home, set towards the end of a cul de sac, within a few hundred yards of Cobbs Quay
- Updated and refitted throughout to an exacting standard by the current owners, with features to include new kitchen, utility room, bathrooms, fitted wardrobes, new doors, decoration and flooring
- 4 bedrooms and 3 bathrooms (one en suite), with versatile accommodation to include a ground floor bedroom and shower room
- Fully fitted kitchen/breakfast room, fitted in high white gloss units with black trim and white Corian worktops over, extending to form a breakfast bar and contrasting black tiled floor. Integrated appliances to include Neff 5 ring gas hob with extractor, double oven, Hotpoint dishwasher and fridge/freezer
- Separate utility room with fitted units to compliment the kitchen and space and plumbing for washing machine
- Very generous lounge with feature electric fire and doors out to the garden and further dining room
- Attractive stairway leading to the first floor with feature contemporary staircase
- Master bedroom with extensive high quality fitted furniture and en suite shower room
- Further fitted wardrobes in bedrooms 2 and 3
- Beautifully appointed contemporary bathroom/shower rooms
- Boarded loft with pull down ladder, gas central heating, new boiler fitted in 2024, double glazing and fitted blinds
- Superb, south facing, fully enclosed landscaped garden, measuring 85' x 40' and beautifully laid out and maintained. Immediately outside the home is raised sun patio, with steps leading to a lawned area with artificial grass and side path to the end of the garden
- Raised deck with sunken hot tub (included in the sale) and large seating area
- Garden pod, having power and light with sitting room and alfresco, covered dining area
- Resin driveway providing generous parking area for 4 cars
- The exterior has been rendered and has weatherboard cladding.

Situated toward the end of the cul de sac, the home is set in a peaceful location, within 350 yards of Cobbs Quay. There is a beautiful waterside walk just over 500 yards from the property which takes you all the way along to Upton Country Park and back. This is a gorgeous walk providing views along Holes Bay. Hamworthy Park is a mile from Poole Quay and is an attractive Harbourside Park with 26 acres and panoramic views of Poole Harbour and the Purbeck Hills. Poole Town Centre is approximately 1½ miles walk through Hamworthy Park and is a similar distance by car. Poole offers an extensive range of shops and restaurants, and Poole Quay is a popular attraction. Excellent schools are available in both state and private sectors with the Grammar Schools in Poole as well as Yarrells, Castle Court and Dumpton being easily accessible.

Council Tax: E

EPC Rate: C



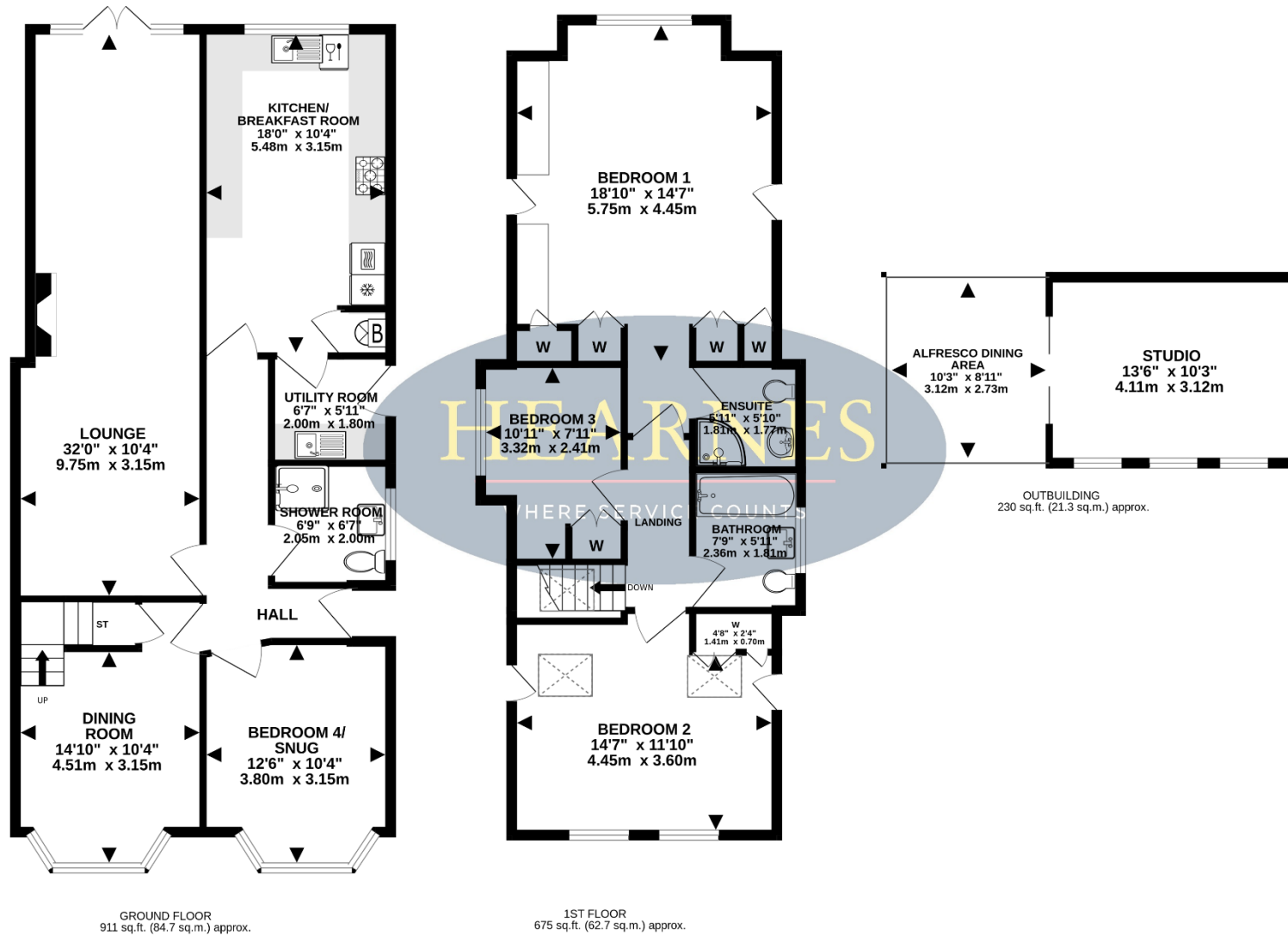




INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 1816 sq.ft. (168.7 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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