



**42 Carisbrooke Crescent, Hamworthy,
Poole, Dorset, BH15 4LD**

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FREEHOLD PRICE £350,000

A delightful, well-presented 3 bedroom semi detached home that has undergone refurbishment by the current owners and set towards the end of this cul de sac in a quiet location. The property includes many features and has recently had the garage converted into a further reception/playroom. There is a good size conservatory with multi-fuel burner, generous lounge/dining room, refitted, kitchen with integrated appliances, ground floor cloakroom and spacious first floor bathroom with separate shower. The home has been dearly loved by the current owners who have enjoyed raising their family and is close to amenities and local schools. It further offers an entrance porch, blocked paved front driveway with parking for 3 cars, and fully landscaped rear garden with hot tub included!

- Beautifully presented 3 bedroom semi detached home set in a quiet cul de sac in Hamworthy.
- Well planned accommodation with 3 reception areas to include a lounge/dining room, conservatory with multi-fuel burner and further reception room/playroom.
- Refitted kitchen in cream high gloss units with worktops over and integrated appliances to include, induction hob, extractor, double oven, fridge/freezer, dishwasher and space and plumbing for washing machine and tumble dryer.
- Cosy reception room/playroom (converted garage) and door to ground floor cloakroom
- Main bedroom with floor to ceiling fitted mirror fronted wardrobes and further large storage cupboard (over the stairs)
- Refitted and fully tiled family bathroom with shower cubicle, separate bath, vanity unit and w.c.
- Double glazing, gas central heating, combination boiler
- Sold with carpets, fitted blinds and light fittings
- Fully enclosed rear garden, measuring approximately 35' x 45' that has been landscaped with an area of artificial lawn and step up to a wonderful patio area. This contains 2 sheds and a hot tub (to be included in the sale)
- Block paved front driveway with parking for 3 cars and an electric charging point
- Viewing highly recommended!

The property is set within a mile of Upton Country Park which offers a wonderful area for walking, cycling as well as a woodland play area, tea rooms and the grade 2 listed Georgian Mansion. Poole Town Centre is approximately 2 miles away and Poole Quay, a little further on. There is a range of well-respected local schools, including Upton Infant School and Lytchett Minster School. Local shops are within half a mile, along with Lidl and Co-op supermarket.

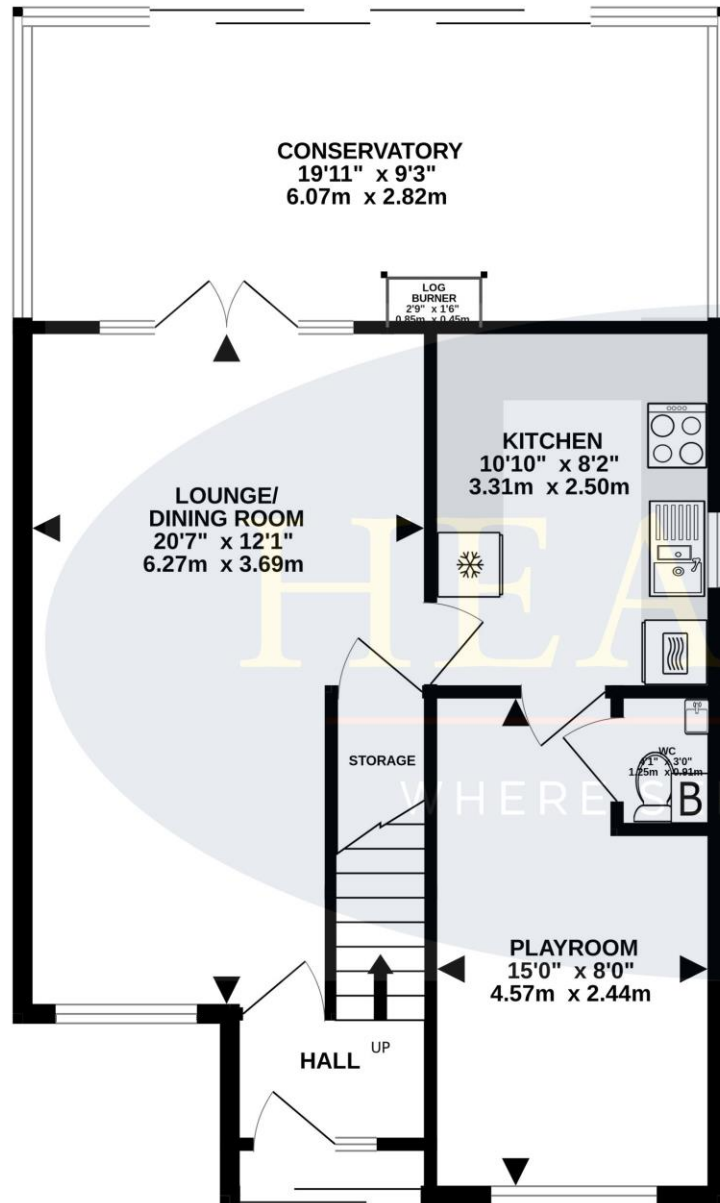
COUNCIL TAX BAND: C

EPC RATE: D

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



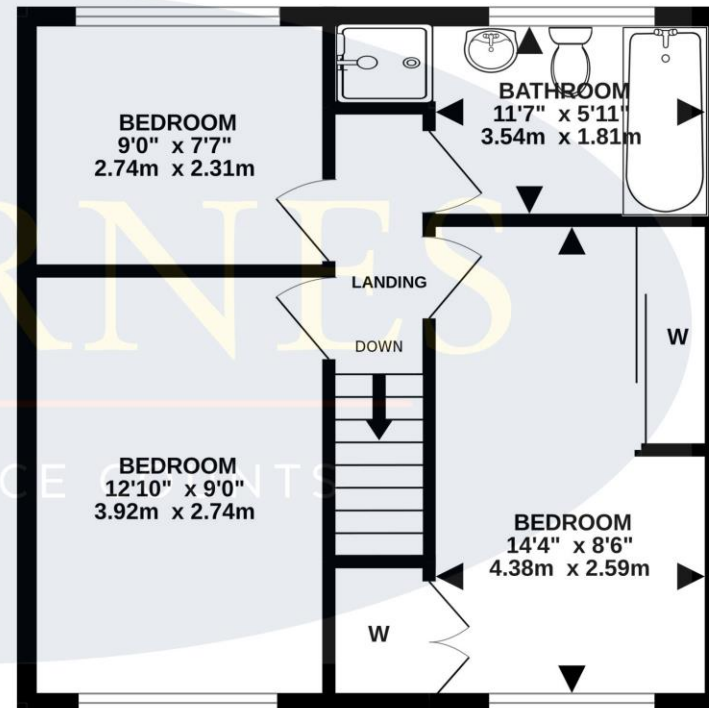




GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.

TOTAL FLOOR AREA : 1111 sq.ft. (103.2 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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1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.





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