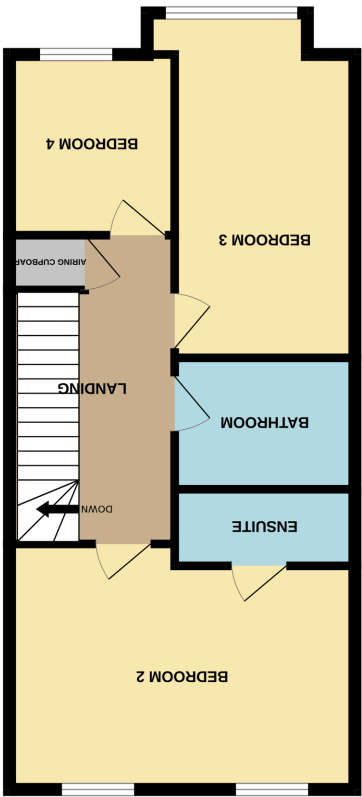
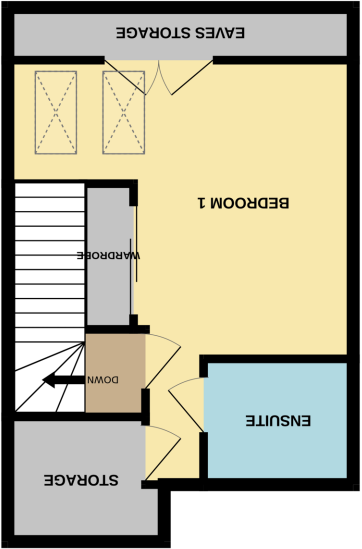


GROUND FLOOR  
540 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



2ND FLOOR  
360 sq.ft. (33.4 sq.m.) approx.

TOTAL FLOOR AREA : 1438 sq.ft. (133.6 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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Energy Efficiency Rating		
England, Scotland & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
A		
(92-100)		
B		
(81-91)		
C		
(69-80)		
D		
(55-68)		
E		
(39-54)		
F		
(21-38)		
G		
(1-20)		
Not energy efficient - higher running costs		
Potential	Current	
89	87	





**Location**

Stabler Way is a highly sought after location being tucked away in this sought after Hamworthy location just moments from Poole Harbour. The property is within walking distance of Hamworthy Beach, Hamworthy Park and Poole Quay offering a desirable lifestyle. Stabler Way is part of a modern and well maintained development comprising of a variety of low maintenance houses boasting fantastic kerb appeal all set within a quiet cul-de-sac being a great option for families.

Poole train station is situated approximately one mile away offering fantastic transport links to Bournemouth, Southampton, London and beyond.

**The Property**

We are delighted to market this spacious end of terrace family home for sale set within this highly sought after Stabler Way development. The property is extremely well presented throughout and is a real 'turn key' home.

The property opens into a spacious Entrance Hall with stairs leading to the first floor accommodation and in turn provides access to the Living/Dining Room which is a very impressive space benefiting from a bay window offering a pleasant view, there is a further door giving access through to the Inner Hallway which provides access to a large under stairs storage cupboard and WC. The Kitchen/Breakfast Room is a very modern and spacious room proving access to the Rear Garden and benefiting from integrated appliances.

The first floor landing offers access to the airing cupboard and Bedrooms Two, Three and Four which are all of a very good size. Bedroom Two further benefits from a luxury En-Suite Shower Room. The first floor family Bathroom is a modern luxury suite with a bath and is fully tiled.

The Second Floor is the master suite which is an impressive space. There are two sky lights allowing ample natural light into the room and in addition there is a fitted wardrobe for hanging space and shelving for storage, a large walk in storage cupboard and further storage in eaves. The En-Suite shower room comprises of a luxury oversized shower cubicle, WC and wash hand basin.

The Rear Garden is a private low maintenance space laid to decking and paving and enclosed by panelled fencing and pergola.

**Living Room**

5.86m x 3.74m (19' 3" x 12' 3") Spacious room with bay window offering a pleasant view.

**Ground Floor WC**

**Kitchen/Breakfast Room**

4.79m x 3.79m (15' 9" x 12' 5") Modern and spacious room, Kitchen with integrated appliances, double doors giving access to the Garden.

**First Floor Landing**

Door to an airing cupboard for storage, stairs giving access to the second floor.

**Bedroom Two**

4.79m x 3.40m (15' 9" x 11' 2") Rear aspect room overlooking the Rear Garden with access to En-Suite.

**En-Suite**

2.50m x 1.06m (8' 2" x 3' 6")

**Bedroom Three**

4.78m x 2.88m (15' 8" x 9' 5") Very spacious room.

**Bedroom Four**

2.50m x 2.29m (8' 2" x 7' 6")

**Bedroom One**

5.89m x 4.79m (19' 4" x 15' 9") Spacious room occupying the whole of the second floor, door to En-Suite, access to a large storage cupboard and storage in eaves, two sky lights and a fitted wardrobe.

**En-Suite**

2.07m x 1.74m (6' 9" x 5' 9") Luxury En-Suite.

**Rear Garden**

Private low maintenance Rear Garden of a good size, timber framed shed to remain.



PLEASE NOTE: The measurements that have been quoted are approximate and strictly for guidance only. All fittings, fixtures, services and appliances have not been tested and no guarantee can be given that they are in working order. The particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. The images displayed are for information purposes only and it cannot be inferred that any item shown will be included in the property.

