



159 Woodlands Avenue, Hamworthy,  
Poole, Dorset BH15 4 EQ

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# 159 Woodlands Avenue, Hamworthy, Poole, Dorset, BH15 4EQ

## Freehold Price £685,000

A detached property with flexibility for multi-generational living to include a self-contained 2 story one bedroom house and a further ground floor extension, which has been used as a self-contained one bedroom annexe. This property has housed 3 generations of family and was extended and totally transformed by the current owners in 2019/20. The main house has an entrance hall with cloakroom, a fabulous open plan lounge/dining room with central log burner, modern kitchen/dining room and 2 large bedrooms upstairs with a bathroom. The ground floor extension offers a further ground floor bedroom with shower room, utility room and the option of another reception room. The property is well presented with modern internal décor and is set on a corner plot with generous south facing garden, garage and excellent off road parking for several vehicles.

- Detached home with extended accommodation to include 2 further self-contained annexes, ideal for multi-generational living
- The main home has a large double reception with central log burner
- Refitted kitchen with a range of pale grey handleless units with work tops over forming a breakfast bar. Integrated appliances to include electric hob with extractor double oven, dishwasher and space for fridge/freezer
- Ground floor bedroom with bathroom having a walk in shower/bath
- Utility room with plumbing and space for a washing machine and tumble dryer
- Ground floor cloakroom
- Large double main bedroom with built in mirror fronted wardrobes (this room was previously 2 rooms)
- Further double bedroom
- Refitted modern 4 piece bathroom with wc, bidet, wash hand basin fitted into a vanity unit and shower over the bath
- Fully self-contained one bedroom, 2 storey annexe with private entrance, lounge/kitchen/dining room and first floor bedroom with ensuite bathroom. This annexe has its own private garden and could be used as an Air BnB or for a family member
- Gas central heating and double glazing
- Garage with power and light (convenient personal access door from the entrance hall)
- Set on a corner plot with southerly facing gardens having a large patio, along with lawned garden, storage shed
- Good size driveway with excellent parking for several cars. The current owners used it for their caravan, boat and 3 cars

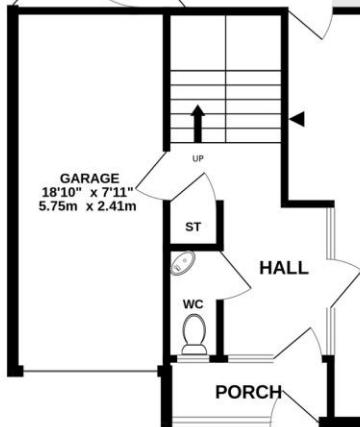
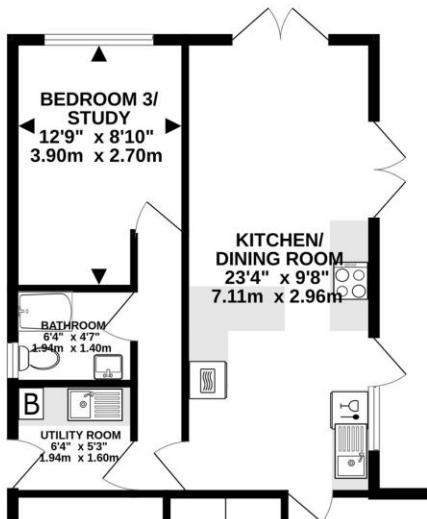
The home is set in a peaceful location, within yards of the entrance to Cobbs Quay and right on the beautiful waterside walk which takes you all the way along to Upton Country Park and back. This is a gorgeous walk provides views along Holes Bay. Hamworthy Park is a mile from Poole Quay and is an attractive 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, restaurants and the popular Poole Quay.

Council Tax – D

EPC Rating - C







**GROUND FLOOR**  
1408 sq.ft. (130.8 sq.m.) approx.

**TOTAL FLOOR AREA : 2028 sq.ft. (188.4 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.

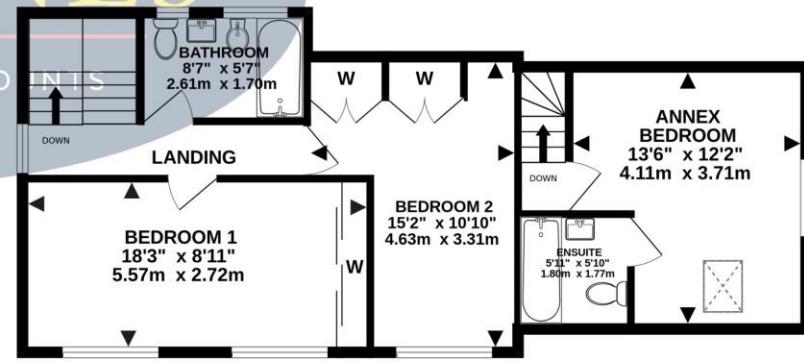
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**ANNEX LOUNGE/ KITCHEN**  
16'10" x 15'2"  
5.13m x 4.63m

**SIDE PORCH**







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[www.hearnes.com](http://www.hearnes.com)

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