

**28 Lulworth Close, Hamworthy, Poole,
Dorset, BH15 4QR**



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FREEHOLD GUIDE PRICE £500,000 - £525,000

Built in 1997 is this well presented 3/4 bedroom detached home set over 3 floors, with 2 separate reception rooms, very private rear garden, detached garage with parking, and just half a mile walk to Hamworthy Beach. The property benefits from a fitted kitchen/dining room with a separate study/bedroom on the ground floor and a large cozy lounge and master bedroom with ensuite on the first floor. The top floor comprises of 2 further double bedrooms complemented with the family bathroom. The property has a very multifunctional layout is currently loved by a lovely family of 4, who are looking to upsize and stay very local in Hamworthy.

- A 3/4 bedroom detached home split over 3 levels built in 1997 approaching 1900 square foot
- Fitted kitchen in a range of cream shaker style units with work tops over and fitted with a 'Leisure' range cooker with extractor above, fridge and freezer, dishwasher and space for a washing machine
- Conservatory with doors out to the garden
- Versatile study space which can be used as a fourth bedroom
- Spacious lounge on first floor with views over the communal green area, and distant Purbeck and harbour views from the top floor
- 2 bathrooms (one ensuite shower room) and a downstairs cloakroom
- Enclosed and private rear garden with detached garage with power and light
- Off road parking for 3 vehicles on the side driveway and plenty of space for visitors within the development on road
- Gas central heating and double glazing throughout
- Vendor suited locally so can accommodate a quick sale!

This lovely home is set in a popular spot in the Hamworthy Park area of Poole and is just over a mile walk alongside the beach and harbour, to the shops, bars and restaurants on The Quay with Poole Town Centre just a little further on. Lake Yard Club is just 600m away, Hamworthy Park is 450m, the Yachtsman family pub and restaurant is 300m and Poole Yacht Club is around 700m. Hamworthy Park is on Lulworth Avenue and is popular for the paddling pool, café, beach huts, beach, windsurfing access, dog walking and the outstanding views across the harbour to the Purbecks. Hamworthy offers excellent local facilities and shops and is on the Southwestern edge of Poole, which means a short drive to the Dorset countryside, 12.5 miles to Bournemouth Airport, 1.6 miles to the nearest train station.

COUNCIL TAX BAND: E

EPC RATE: C

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



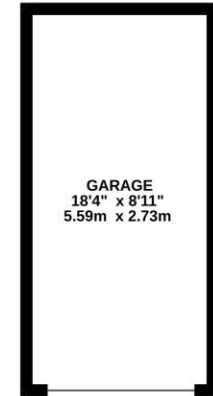
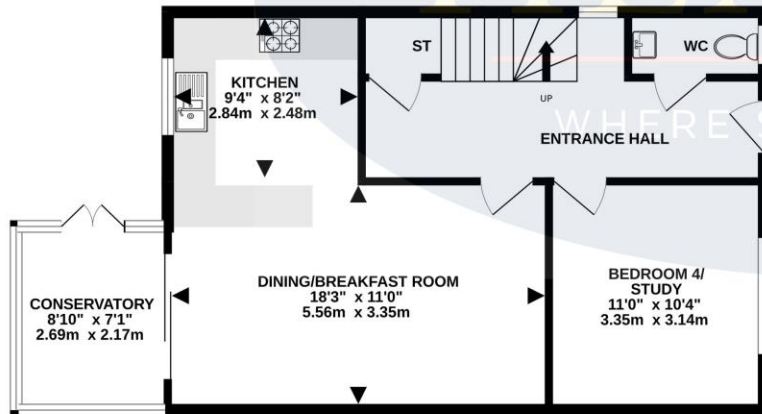
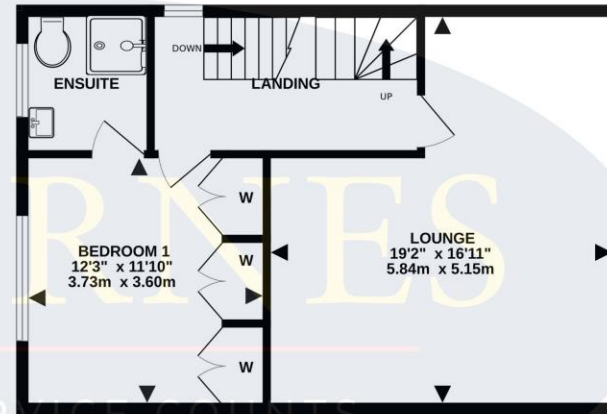
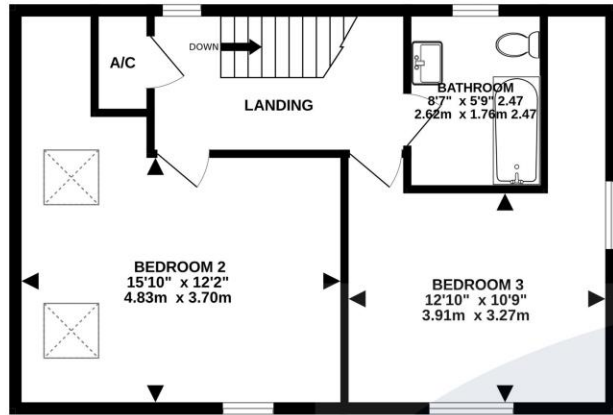


INCLUDING GARAGE

TOTAL FLOOR AREA : 1872 sq.ft. (173.9 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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NOT LOCATED IN EXACT POSITION
164 sq.ft. (15.3 sq.m.) approx.







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www.hearnes.com

18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: poole@hearnes.com

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