



177 Hewitt Road, Hamworthy, Poole, Dorset, BH15

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177 Hewitt Road, Hamworthy, Poole, Dorset, BH15 4QF

FREEHOLD PRICE £350,000

A beautifully presented, immaculate 3 bedroom end of terrace home, set at the end of a cul de sac with excellent parking, garage and landscaped low maintenance rear garden. The home has been lovingly updated by the owners who have lived here for 39 years and it has been a wonderful family home for them. Offering great kerb appeal from the road, the property has an entrance hall with downstairs cloakroom, dual aspect lounge dining room, refitted modern kitchen with integrated appliances, 2 bedrooms with fitted wardrobes and a modern bathroom. Its location within the close means it has a wide frontage and has an attractive cobbled paved driveway, which extends to the rear of the property.

- Beautifully presented and immaculate 3 bedroom end of terrace home
- Many lovely features to include wood effect flooring, plantation shutters throughout, modern internal décor
- Refitted kitchen in a range of Ivory high gloss units with worktops over and fitted with integrated appliances to include induction hob with extractor above, double oven, microwave, fridge/freezer and dishwasher
- Dual aspect lounge/dining room
- Downstairs cloakroom
- Bedroom one and two with fitted wardrobes
- Modern bathroom with a white suite to comprise of 'P' shaped bath with shower over, wc and ash basin inset into a vanity unit
- Gas central heating and double glazing throughout
- Excellent kerb appeal with a cobbled paved driveway having parking for 3 cars and double gates leading to a detached garage with power and lighting, with further parking in front
- Fully enclosed southwest rear garden with cobbled patio area, artificial grass and raised composite decking
- Vendor suited to a local property so can accommodate a quick sale!

As you approach the cul-de-sac you will be greeted with harbourside walks with views over Holes Bay. Cobbs Quay is less the ½ a mile away and offers boat moorings and marine related shops. Approximately half a mile away lies Lake Beach with fantastic views of the Wareham Channel and Arne Bay. Poole Quay and the town centre is approximately 3 miles away with its array of shopping, café culture, restaurants, and leisure facilities with the sandy bathing beaches of Sandbanks within 7 miles.

COUNCIL TAX BAND: C

EPC RATE: C



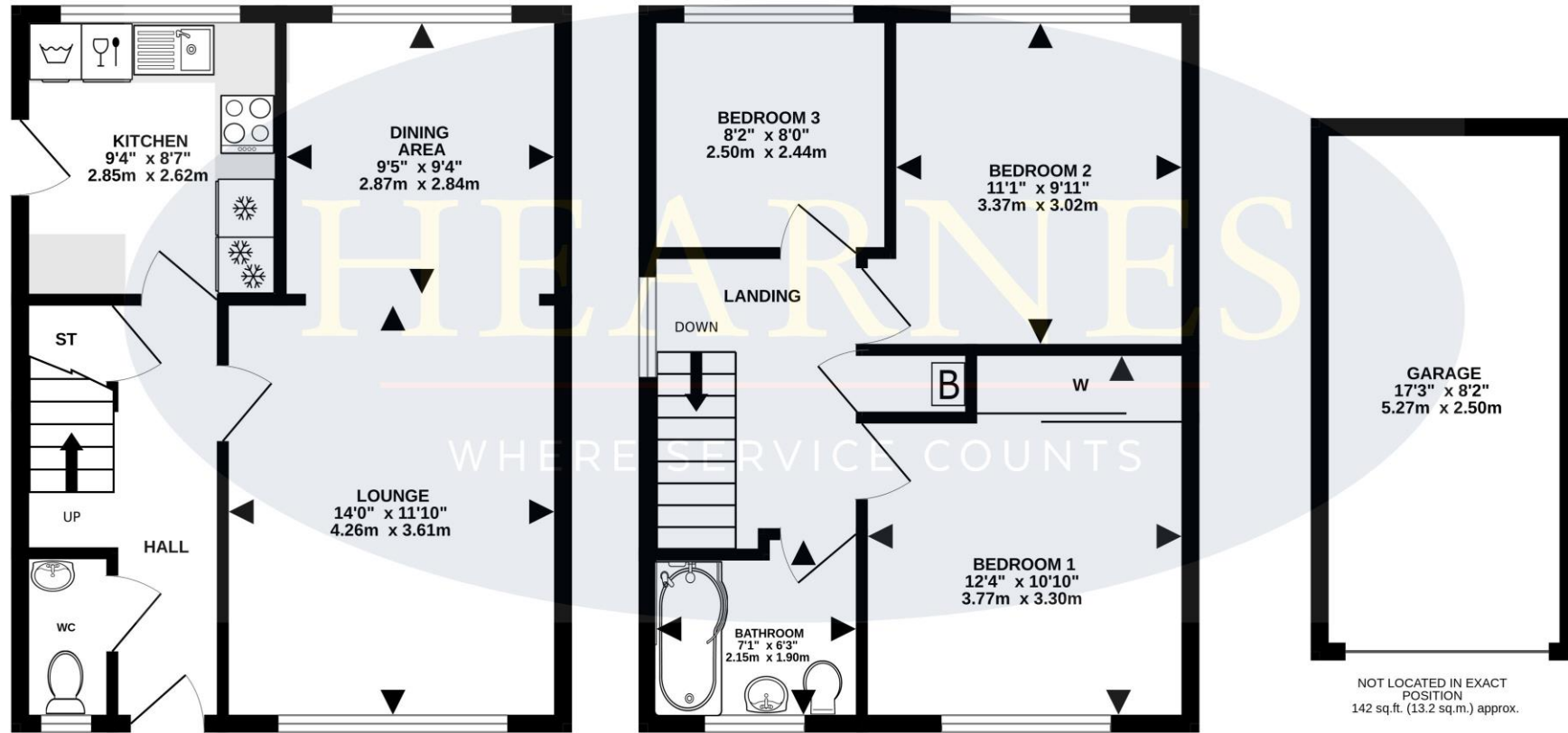
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 979 sq.ft. (91.0 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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GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.

1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.

NOT LOCATED IN EXACT
POSITION
142 sq.ft. (13.2 sq.m.) approx.





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