



HEARNES

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**48 Rockley Road, Hamworthy, Poole,
Dorset, BH15 4EY**

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FREEHOLD PRICE £350,000

A simply beautifully presented 3 bedroom semi detached home that has been carefully updated by the current owners with love and pride. This lovely home has been a place to raise a family and offers a fabulous 100' garden, off road parking for 3 cars, stunning kitchen/breakfast room with integrated appliances, stylish sitting room with fitted media wall and luxury ground floor shower room. With high quality fittings throughout, the home has had new windows, boiler, heating system, flooring, doors, redecoration and garden landscaping.

- Attractive 3 bedroom semi detached home within a few hundred yards of Hamworthy park
- Beautifully presented and fully updated throughout
- Extremely private 100' southerly facing garden
- Stunning kitchen/breakfast room fitted in a range of grey high gloss units with work tops over and breakfast bar to one wall. Integrated appliances to include induction hob, extractor, double oven, dishwasher, washing machine, under counter fridge and freezer
- Stylish sitting room with media wall, electric feature fire, shelving, dropped ceiling with inset lighting
- Understairs storage cupboard with space for tumble dryer
- Ground floor, contemporary, fully tiled shower room with walk in double shower, wash hand basin with fitted vanity unit and wc
- Replaced double glazed windows with fitted blinds
- Replaced two tone PVC double glazed windows with white interior and black exterior, fitted blinds, along with black PVC gutters and fascia's to complement the windows
- Gas central heating
- Off road parking for 3 cars
- Wonderfully private 100' garden with large patio, area of lawn, raised deck, and hardstanding to the rear with garden shed
- Potential to extend the house subject to planning

Rocky Road runs parallel to Lulworth Avenue, being a few hundred yards to Hamworthy Park and Beach which is an attractive harbourside area of 26 acres and includes a children's play area and Hamworthy Beach, all naturally benefitting from the panoramic views of Poole Harbour and the Isle of Purbeck beyond. Poole Town Centre is approximately 1.5 miles away and can be accessed through a parkland walk by the sea and through Poole Quay, there are various Marinas nearby including Lake Yard just along the road and the popular Cobbs Quay. Hamworthy also has a public boating slipway and Nature Reserve at Rockley Sands. Local schools include Hamworthy Park Junior School, and the Cornerstone Academy.

COUNCIL TAX BAND: C

EPC RATE: C



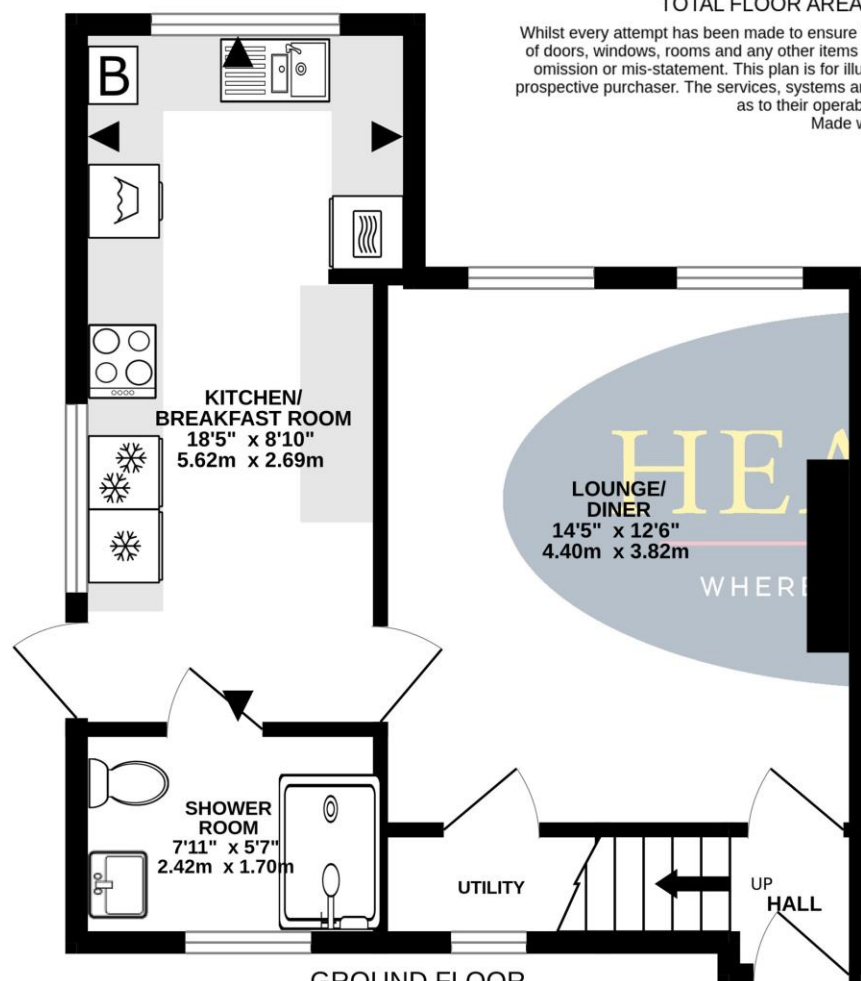




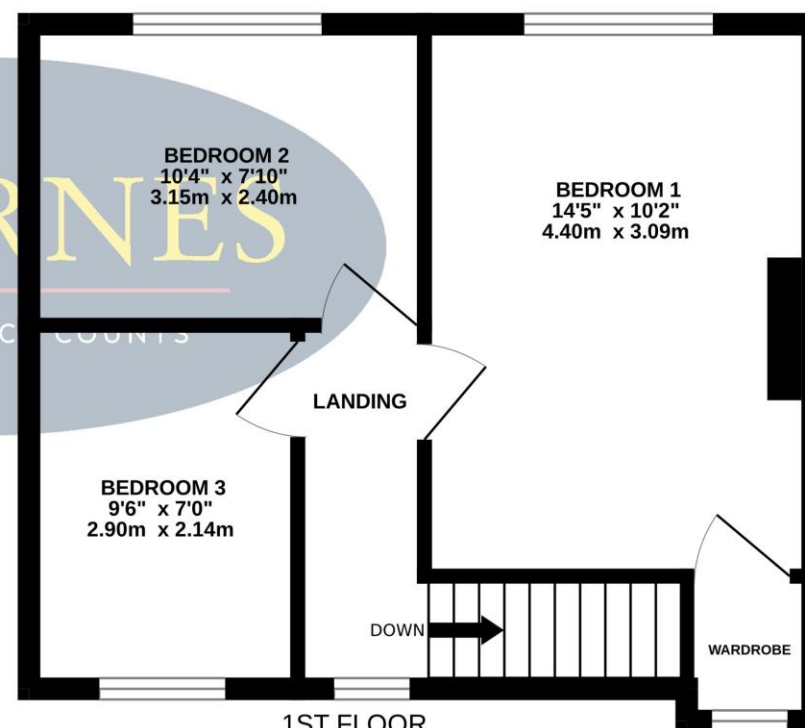
TOTAL FLOOR AREA : 766 sq.ft. (71.2 sq.m.) approx.

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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GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.





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