

**4 Annet Close, Hamworthy, Poole,
Dorset, BH15 4NW**



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FREEHOLD GUIDE PRICE £475,000 - £485,000

An absolutely stunning 2 double bedroom detached bungalow set in a very quiet cul-de-sac located less than a mile away from Hamworthy Park and beach. The property has been stylishly refurbished throughout within the last 3 years and offers spacious accommodation including a large lounge/sitting room, contemporary kitchen/breakfast room flowing to a conservatory via bi-fold doors currently used as a dining area. The rear garden is on a level plot and fully enclosed, including a patio and lawned area, detached garage and car port. Other benefits include a fabulous shower room, gas central heating, double-glazing, off road parking and the vendor is suited so can accommodate a quick sale.

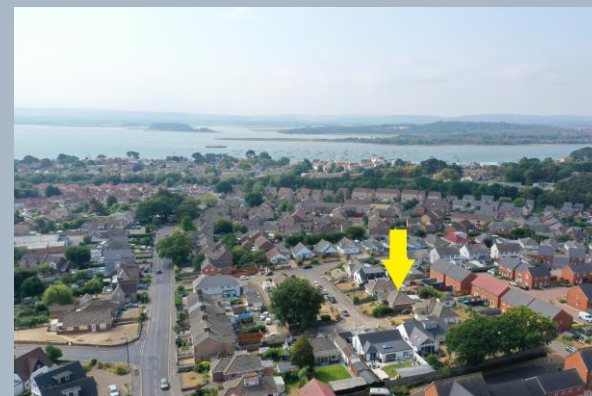
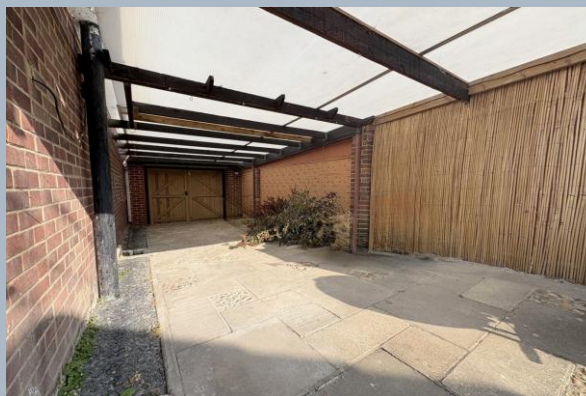
- A stunning and fully refurbished 2 double bedroom detached bungalow situated in a tucked away quiet cul-de-sac
- Good sized lounge with restored original floorboards, electric fireplace and bay window
- Kitchen/breakfast room to include ample units with white worktops above, complemented with integrated appliances to include electric fan oven, induction hob with extractor above and space/plumbing for a dishwasher, washing machine and fridge/freezer
- Conservatory accessed via bi-fold doors from the kitchen currently used as a dining area
- Fully tiled shower room, to include modern walk-in shower, towel radiator, modern wash hand basin with vanity unit below and wc
- High quality porcelain tiling in the hallway, kitchen, conservatory and bathroom
- Fully enclosed rear garden to include patio and lawned area
- Detached garage
- Driveway providing off road parking and double gates giving access to car port
- Gas central heating and double glazing throughout
- Recently rewired throughout
- Vendor suited to a vacant property so can accommodate a quick sale!

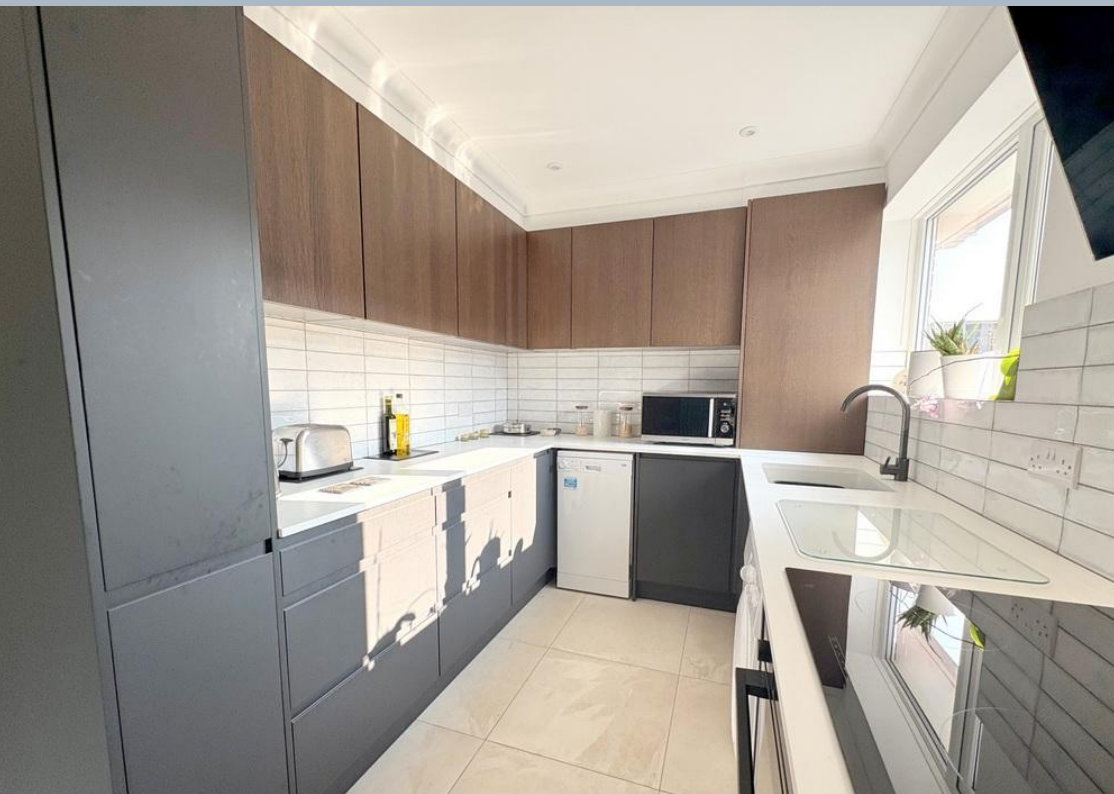
Set within a mile of Lake Pier, Hamworthy Beach, park, cycle paths, slip way and Upton Country Park, the property enjoys nature on its doorstep! Local shops on the Blandford Road are close-by. Poole Town Centre is approximately 1.5 miles walk through the parkland by the sea and a similar distance by car. Poole offers an extensive array of shops and restaurants with the Quay and Harbourside.

COUNCIL TAX BAND: C

EPC RATE: D

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





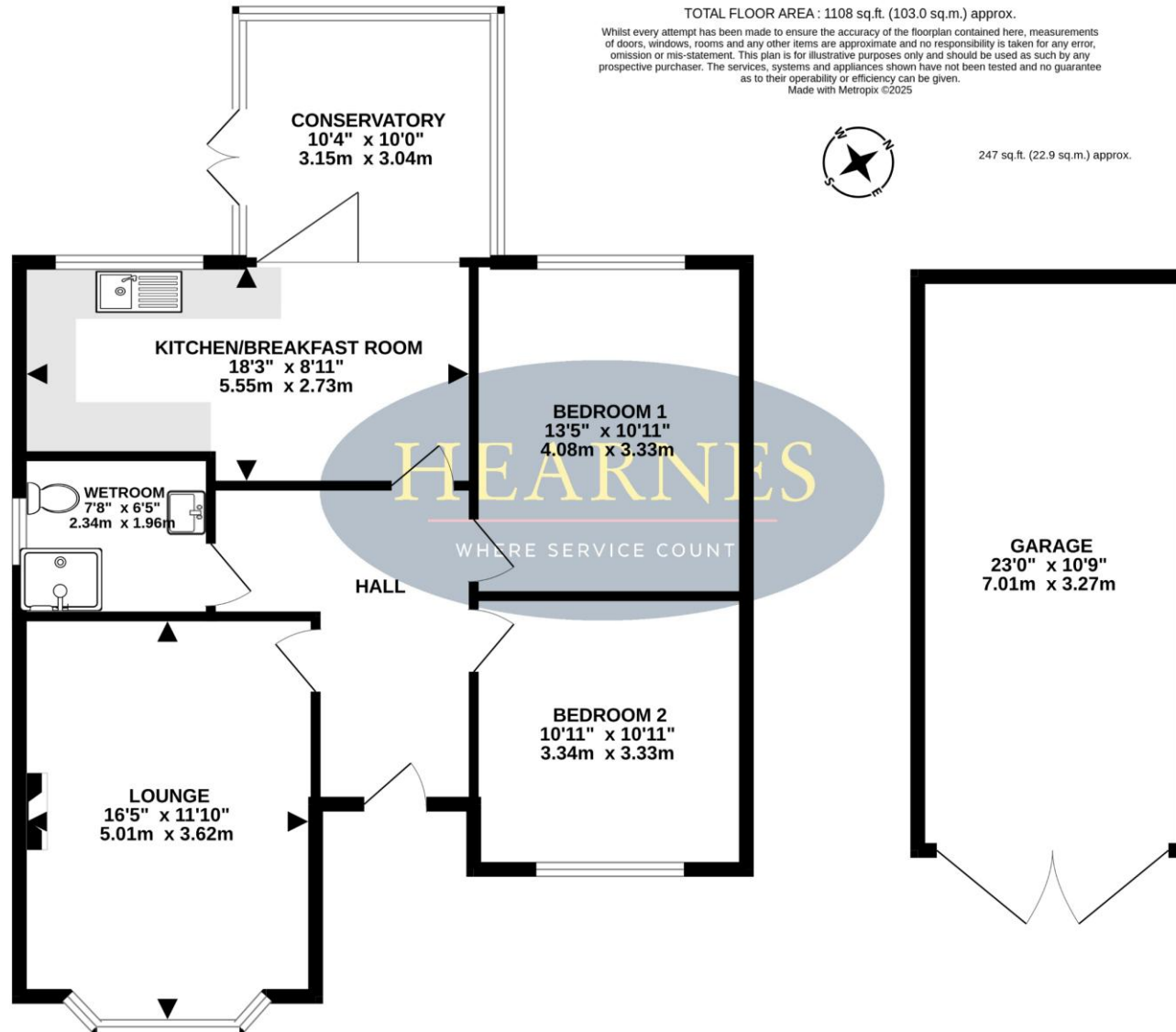
862 sq.ft. (80.0 sq.m.) approx.

TOTAL FLOOR AREA : 1108 sq.ft. (103.0 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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247 sq.ft. (22.9 sq.m.) approx.







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