

75 Lulworth Avenue, Hamworthy, Poole, Dorset, BH15 4DH



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## Freehold Guide Price £825,000 - £850,000

A stunning, contemporary, 4 bedroom, 3 bathroom detached chalet style property, having been finished to an excellent specification with many stylish internal features and enjoying a wonderful location being approximately 100 meters from Hamworthy Park and Poole Harbour. This immaculate home has a spacious entrance hall, leading to a fabulous lounge/dining/day room, with full rear folding doors out to the garden. This fabulous room forms the heart of the home and offers a fully fitted kitchen, separate dining area with double height ceiling and a step down to a living area. The ground floor further offers a separate utility room, ground floor bedroom with shower room and delightful rear garden. Upstairs is a stunning master suite with walk in wardrobe, en suite shower room and balcony along with 2 bedrooms and a family bathroom. The low maintenance garden has a fully insulated garden studio with power and light and ideal as a studio, home office or gym. To the front is a block paved driveway with parking for 4/5 cars and side wooden gates, giving access to the garden.

- Delightful 4 bedroom (one on the ground floor) 3 bathroom contemporary chalet house, remodelled 5 years ago
- Bright and uplifting throughout with many floor to ceiling windows, bi fold sliding rear doors and sky lights; all allowing light to flood in
- Fabulous kitchen/dining/day room, forming the heart of the home and offering an open plan living space with sliding folding patio doors opening onto a flagstone patio area and the rear garden
- The kitchen area is fitted in contrasting tone units at high and base level with worktops over and a range of integrated appliances, including a double oven/microwave, fridge/ freezer, dishwasher, Neff induction hob with down draft extraction fan and Quooker tap
- Ground floor bedroom/sitting room currently used as a tv/reading room with various settings for floor and wall lights
- Separate utility room with units and space and plumbing for washing machine
- Porcelain tiled flooring throughout the main ground floor accommodation with carpets in the bedroom
- Wonderful master suite on the first floor with dressing room, en suite, and balcony
- 'Ripples' bath/shower rooms fitted in stylish contemporary white suites with extensive complimentary tiling and chrome fittings
- Zoned underfloor heating throughout both floors, electric fitted blinds, Loxone intelligent motion lighting over the home with touch sensors
- Other noteworthy features include double glazing, pressurised hot water system, fitted carpets, attractive wooden internal doors with chrome furniture, feature staircase with glass balustrade and galleried landing
- Well planned, low maintenance and laid out garden with flagstone patio, area of artificial lawn, tool shed, waist height flower beds, raised rear deck with hot tub (included) and stylish fully insulated garden studio
- Block paved driveway with off road parking for 4/5 cars and wooden side gates giving access to the rear

The property is set in a lovely position in Lulworth Avenue opposite Hamworthy Park 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.

Council Tax F

EPC Rate C

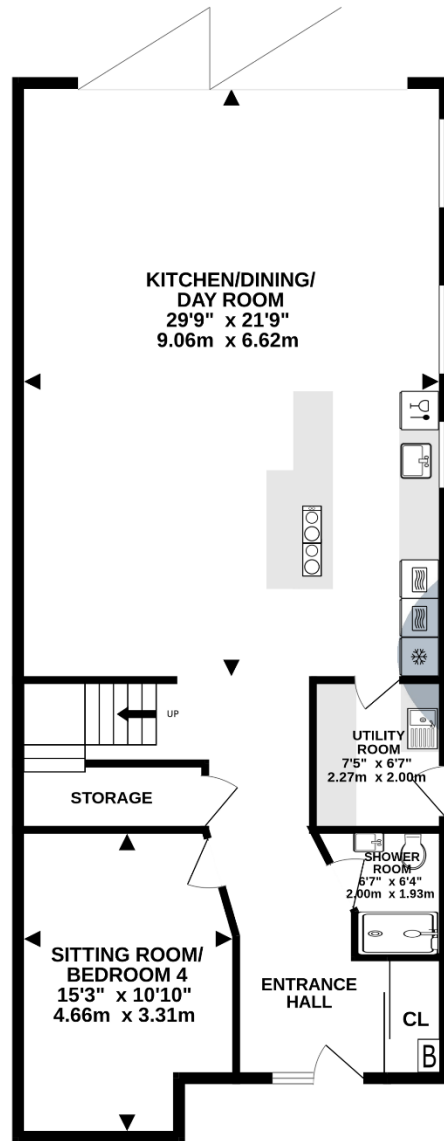












GROUND FLOOR  
1076 sq.ft. (100.0 sq.m.) approx.

INCLUDING BALCONY AND OUTBUILDING

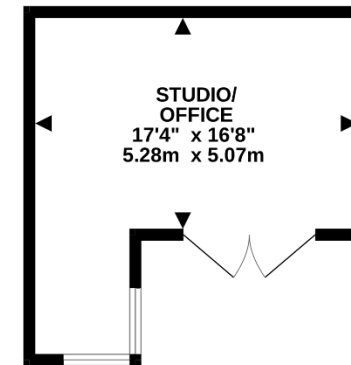
TOTAL FLOOR AREA : 2260 sq.ft. (210.0 sq.m.) approx.

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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1ST FLOOR  
966 sq.ft. (89.8 sq.m.) approx.



OUTBUILDING  
217 sq.ft. (20.2 sq.m.) approx.







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

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

Tel: 01202 377377 Email: [poole@hearnes.com](mailto:poole@hearnes.com)

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