

FOR SALE

5 Napier Road, Poole, Dorset BH15  
4LX



PHILIPPA SOLE





£850,000

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Two enSuites

Five bedrooms

Open plan, kitchen, living dining room

Harbour views

South westerly rear garden

0.5 miles to the beach

Council Tax Band D - £2,147.75

Freehold

## About this property

This beautifully renovated and stylish, five-bedroom, three-bathroom, family home boasts an open-plan living, kitchen and day room, as well as a separate utility room and a study/bedroom 5. Situated on a sizeable plot with a level rear garden and harbour views, this property is designed with sociable living in mind.

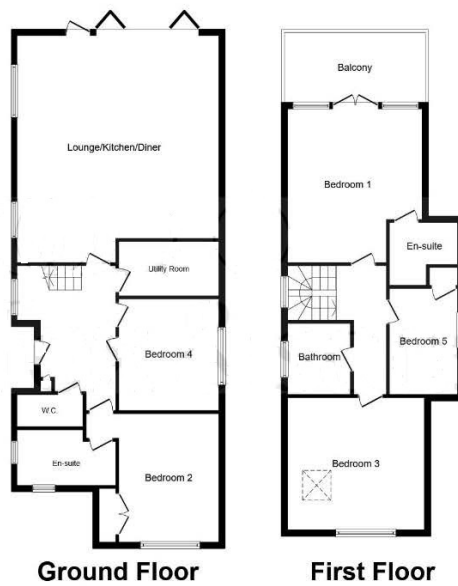
The open-plan kitchen, living and dining room is the focal point of the house, offering an impressive space to dine and relax. Large doors provide direct access to the sunny patio and garden. The kitchen features a range of integrated appliances, complemented by stone countertops and a central island, while a separate utility room provides a useful space for laundry, housing the hot water tank. LVT flooring runs throughout the living space and into the hallway. The ground floor features two bedrooms, one of which has a large en-suite bathroom and the second bedroom is an ideal office, snug, or playroom. On the first floor, the stunning principal suite enjoys harbour views from the balcony, making it an ideal spot for an evening sundowner. The two further bedrooms share a luxurious family bathroom. The sunny patio is secluded and leads onto a level lawn, while a large garden shed provides storage for bikes and water sports equipment. The front driveway offers off-road parking for several cars.

## Location

Napier Road is situated in a charming residential area that offers easy access to both natural beauty and local conveniences. Just a short walk away are both the harbour and Hamworthy Park. This nearby park is perfect for family outings, with a large green space, a children's playground, and direct access to the beach. It also features a splash park for kids and offers stunning views across the harbour. Hamworthy Beach is just over 0.5 miles away and is quieter compared to the more famous Sandbanks Beach, making it ideal for relaxing. It's also great for walking, especially if you enjoy peaceful coastal paths. Nearby, Upton Country Park offers extensive grounds, beautiful gardens, and a variety of walking trails. Local shops, including convenience stores, are within easy reach. For more extensive shopping needs, Poole town centre is a short drive away, offering a range of shops, restaurants, and entertainment options. The local restaurant at Lake Yard, with its water frontage, is a particular favourite. The area is well-connected by public transport. Hamworthy railway station is nearby, offering direct services to Poole, Bournemouth, and beyond. Local bus routes also provide easy access to other parts of Poole and the surrounding areas.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>	<b>74</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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