

**33 Adams Close, Hamworthy, Poole,  
Dorset, BH15 4FF**



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# 33 Adams Close, Hamworthy, Poole, Dorset, BH15 4FF

## FREEHOLD GUIDE PRICE £400,000

A well presented and spacious 4 bedroom, 3 bathroom terrace house built in 2017 and extended in 2020 with a loft conversion to provide a generous bedroom with en suite. This home forms part of the attractive contemporary Carter's Quay development adjacent to Poole Harbour. The property benefits from a lovely open plan kitchen/dining room, ground floor cloakroom, south facing garden and an allocated parking bay. It further offers the remainder of the Builders' 10 year warranty, double glazing, gas central heating and roof solar panels.

- A spacious 4 bedroom terrace home, built in 2017 and set out over 3 floors
- Good size kitchen/dining room with a range of wood effect and high gloss white units, complimentary worktops including an integrated 4 ring gas hob, oven, extractor and space for washing machine, dishwasher and American style fridge/freezer. Tiled flooring, space for dining table and French doors leading to the rear garden
- Lounge with feature floor to ceiling window facing the front
- The owners carried out a loft conversion in 2020 to provide a wonderful top floor area with bedroom, dressing area and en suite shower room
- First floor bedroom with en suite shower room
- Contemporary bathroom with shower over the bath and ground floor cloakroom
- Allocated parking and permit parking for visitors
- A generous south facing garden, fully enclosed and having a rear patio, small area of lawn and access gate to the rear
- Gas central heating and double glazing
- Owned solar panels, providing a yearly income
- Remainder of the 10 year builder's warranty
- This lovely home was built in 2017 as part of the attractive contemporary Carter's Quay development adjacent to Poole Harbour

Adams Close is set in a fantastic location within ½ a mile of Hamworthy Park with its 26 acres of fabulous parkland and lovely beach and is just 600m from The Quay with Poole Town Centre shops just a few hundred metres further on. It is positioned just over the bridge from Poole Quay, with its vast array of bars and restaurants, boat cruises to Brownsea island, around the Harbour and Arne Bay. Also, within half a mile is the Condor ferry port with regular crossings to the Channel Islands and France.

Service charge for the development is approximately £500 per annum

COUNCIL TAX BAND: D

EPC RATE: B

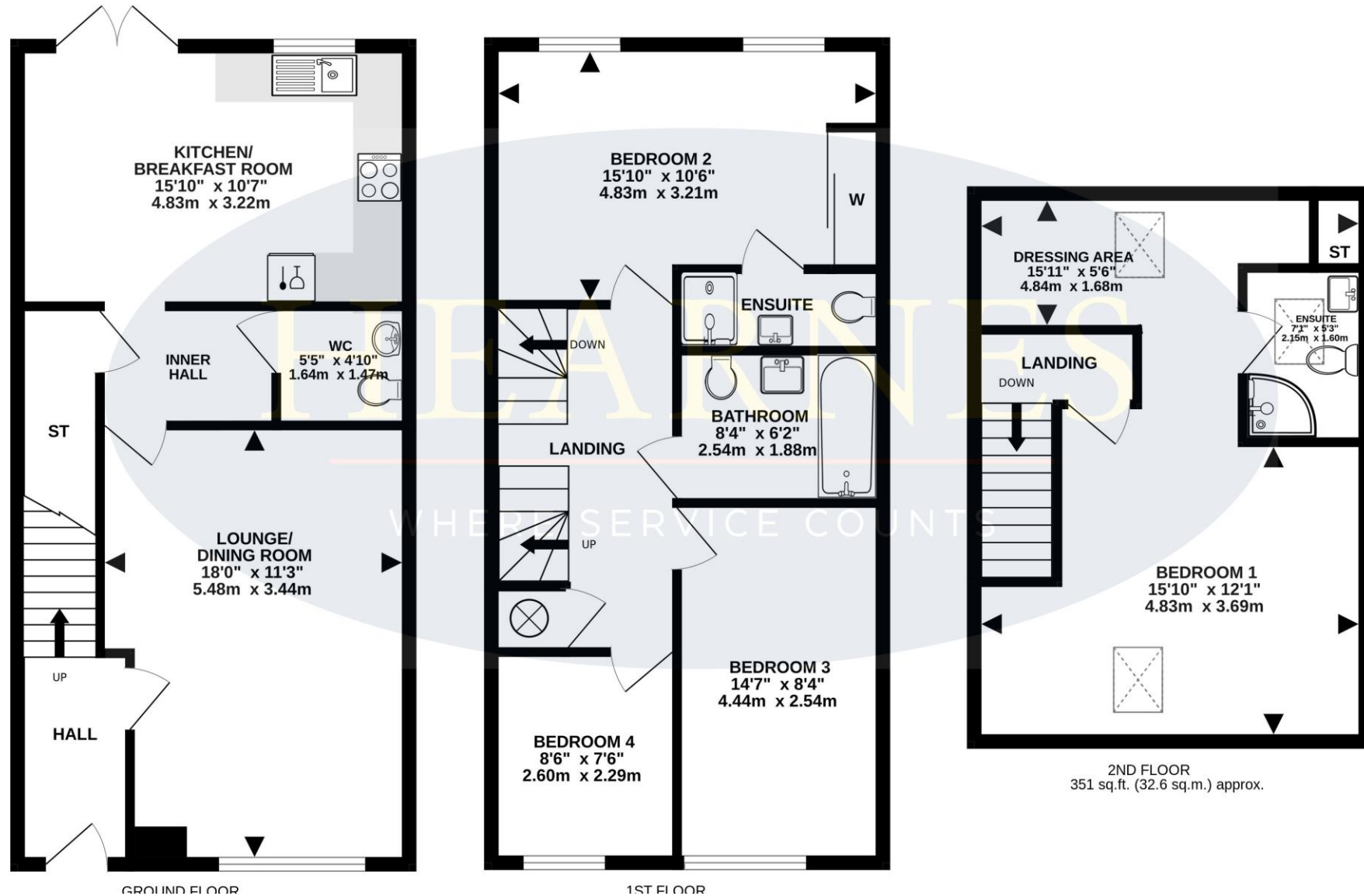
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL FLOOR AREA : 1398 sq.ft. (129.9 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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