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**12 Lulworth Avenue, Hamworthy,
Poole, Dorset, BH15 4DQ**

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FREEHOLD PRICE £750,000

A 4 bedroom, 4 bathroom contemporary detached chalet style property, with south facing garden, garage and set in a popular location being approximately 500 meters from Hamworthy Park and Poole Harbour. This modern home has a spacious entrance hall, leading to a fabulous lounge/dining/day room, with doors out to the garden. This fabulous room forms the heart of the home and offers a fully fitted kitchen with integrated appliances, separate dining area and lounge area. The ground floor further offers a separate utility room, ground floor bedroom with ensuite bathroom, a cloakroom and garage. Upstairs are 3 double bedrooms all with their own en suites, and the rear bedrooms have access onto the southerly facing balcony. The enclosed rear garden is southerly facing and has a garden studio (has been used as an art studio) with power and light and ideal as a studio, home office or gym. To the front is a driveway with parking for 4 cars and access to the garage. The home is to be sold vacant with no forward chain.

- Modern 4 double bedroom (one on the ground floor) 4 bathroom contemporary chalet house.
- Fabulous kitchen/dining/day room, forming the heart of the home and offering an open plan living space with patio doors opening onto a patio area and the rear garden
- The kitchen area is fitted in white high gloss handleless units, with worktops over and a central island unit with breakfast bar. Fitted with integrated appliances, including a double oven, microwave, 5 ring induction hob, extractor, dishwasher and freestanding American style fridge/freezer. The kitchen area has 3 Velux windows that allows the light to flood in
- Ground floor bedroom currently used as a tv/reading room with access to the ensuite bathroom
- Separate utility room with units and space and plumbing for washing machine. Ground floor cloakroom
- Porcelain tiled flooring throughout the main ground floor accommodation with carpets in the bedroom
- 3 first floor bedrooms, all with en suites and 2 having access onto the balcony
- Southerly facing garden with large patio, area of lawn, shed, and garden studio with power and light
- Driveway with off road parking for 4 cars
- Garage with roller door and rear access door into the utility room

The property is set in a lovely position in Lulworth Avenue a few hundred yards from 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.



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