

Lake Drive, Hamworthy, BH15 4LU



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ESTATE AGENTS

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# What it's got.

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This stunning home is not to be missed offering incredibly high spec throughout that the current owners have spent the past 3 years creating. As you enter the home you are welcomed into a spacious hallway leading to the rear of the property with the hub of the home. This room has the real 'wow' factor, comprising a kitchen/lounge/dining room that is spacious enough to accommodate all areas that flow and compliment each other. The kitchen has been beautifully fitted including Quartz worktops, Neff appliances including dishwasher, fridge/freezer, double oven and induction hob. With bi-fold doors across the entire rear of the property this boasts a great space for entertaining and enjoying al-fresco living in the warmer months. Off the kitchen is the utility room housing the washing and drying machines.

Towards the front of the home are 3 double bedrooms, 2 with feature bay windows and a family bathroom on this floor. As you head upstairs you have an incredible master bedroom with walk-in-wardrobe and en-suite shower room. There is a balcony across the front of the master bedroom, with stunning views across to the sea, harbour and beyond, the balcony is spacious enough for a table and chairs to enjoy sunsets. Additionally there is a further double bedroom and family bathroom on this floor.

The rear garden is a real feature with a lovely patio area and well manicured area behind.

To the front of the home there is a great size driveway with ample parking and garage.





## What the owner says.

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“We bought the property in May 2021 and have conducted a full renovation to create our dream home. It has really been a labour of love but definitely worth it. We love the area as we're in a 5minute walking distance to a beach, heath/lake and 10mins to Hamworthy Park/beach. The area is perfect for beautiful walks and being near the military base, the road is very safe and secure which has been a big bonus for us. We love evenings on the balcony with a glass of wine watching the boats go by and the sunset.”



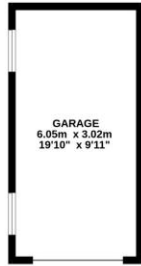
## Where it is.

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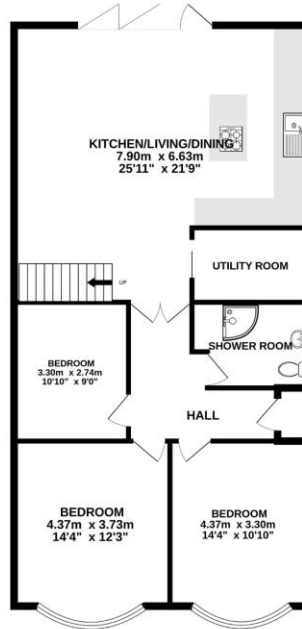
Located in the heart of Hamworthy, just a stones through from Hamworthy Beach and Park you couldn't be closer to enjoy the beach and what there is to offer. Lake Yard is within walking distance offering a wonderful restaurant and boat yard. Upton Country Park is ideal offering long trails perfect for walking and cycling. Poole Quay is within a 5 minute drive away with its array of restaurants, bars and access to Poole High Street with its shops and transport links.



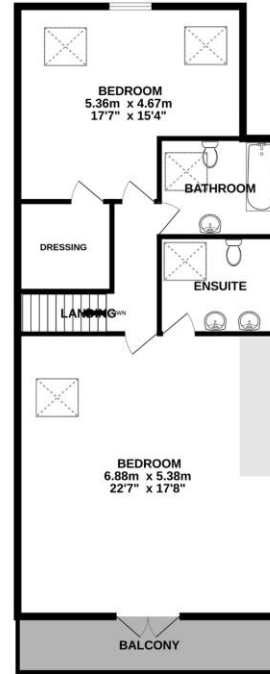
GARAGE  
18.5 sq.m. (200 sq.ft.) approx.



GROUND FLOOR  
96.1 sq.m. (1036 sq.ft.) approx.



1ST FLOOR  
86.7 sq.m. (929 sq.ft.) approx.



TOTAL FLOOR AREA: 184.9 sq.m. (1990 sq.ft.) 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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## Technical bits.

- Stunning 5 bedroom detached home
- EPC rating – D
- Council tax band – E
- Stunning open plan kitchen/lounge/dining room with flexible accommodation
- Ideally located just a few minutes walk from the beach
- Driveway with ample parking and a garage
- Balcony with sea views off the master bedroom
- Finished to a high specification throughout
- Approx. 2498 sqft

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct, but their accuracy cannot be guaranteed, and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.