Hillier Wilson

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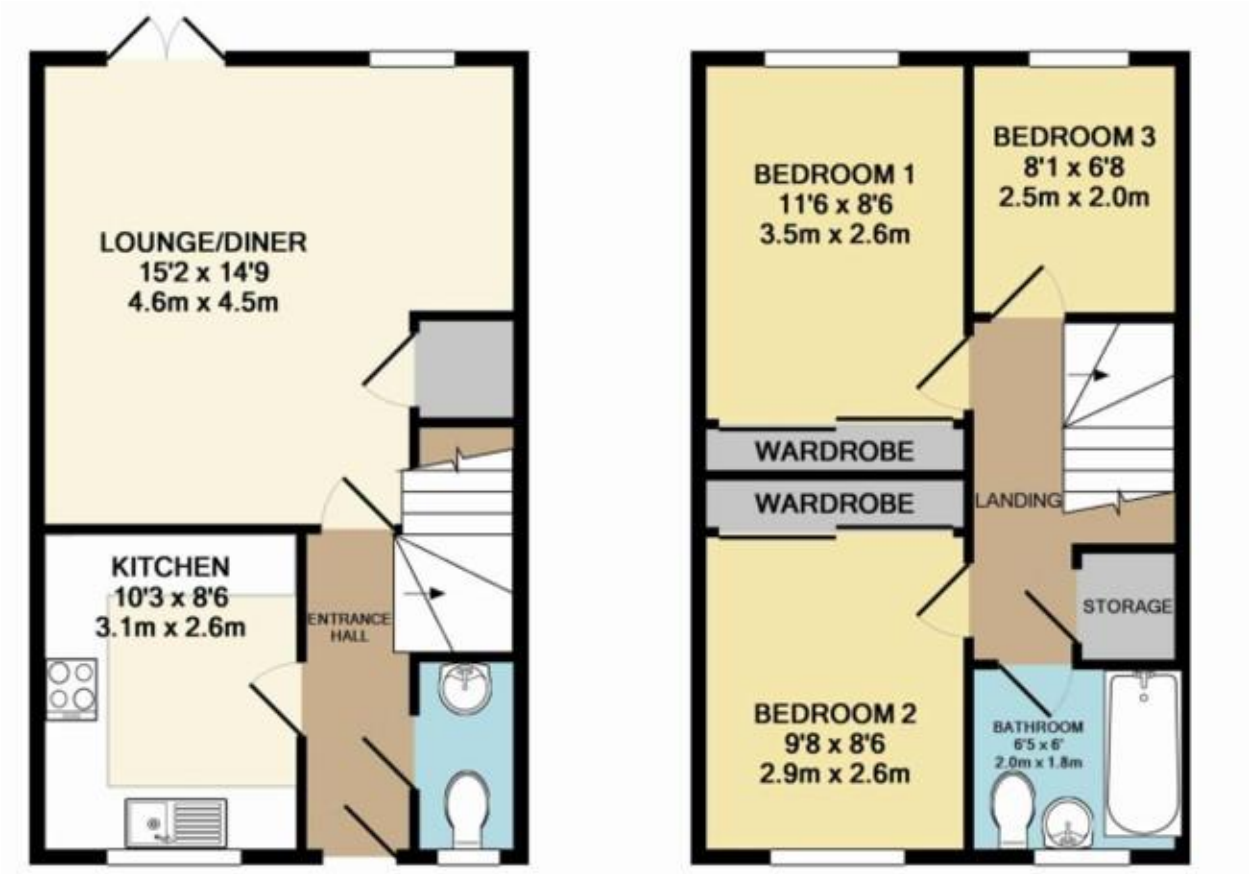
9 Carmel Close
Hamworthy
Poole BH15 4RD

Price **£335,000** Freehold



A THREE BEDROOM SEMI DETACHED HOUSE BENEFITTING FROM GARDEN STUDIO AND A CUL-DE-SAC POSITION SET IN A SOUGHT AFTER LOCATION. INTERNAL VIEWING IS A MUST TO FULLY APPRECIATE.

OnTheMarket rightmove



GROUND FLOOR
APPROX. FLOOR
AREA 381 SQ.FT.
(35.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 381 SQ.FT.
(35.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 761 SQ.FT. (70.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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ENTRANCE HALL 10'4" X 6'4" (3.16m x 1.95m)

* **LOUNGE/DINER 15'02" MAX X 14'09" MAX (4.6m x 4.5m)**

* **CONTEMPORARY FITTED KITCHEN 10'03" X 8'06" (3.1m x 2.6m)**

* **DOWNSTAIRS CLOAKROOM 6'03" X 2'09" (1.83m x 0.63m)**

* **STAIRS TO FIRST FLOOR LANDING**

BEDROOM ONE 11'05" X 8'05" (3.5m x 2.6m)

* **BEDROOM TWO 9'08" X 8'05" (2.9m x 2.6m)**

* **BEDROOM THREE 8'01" X 6'06" (2.5m x 2.0m)**

* **FAMILY BATHROOM 6'05" X 6'01" (1.84m x 1.83m)**

* **GAS FIRED CENTRAL HEATING AND DOUBLE GLAZED**

* **PAVED REAR GARDEN WITH STUDIO/BAR**

* **DRIVEWAY PROVIDING OFF ROAD PARKING**

* **DETACHED GARAGE**

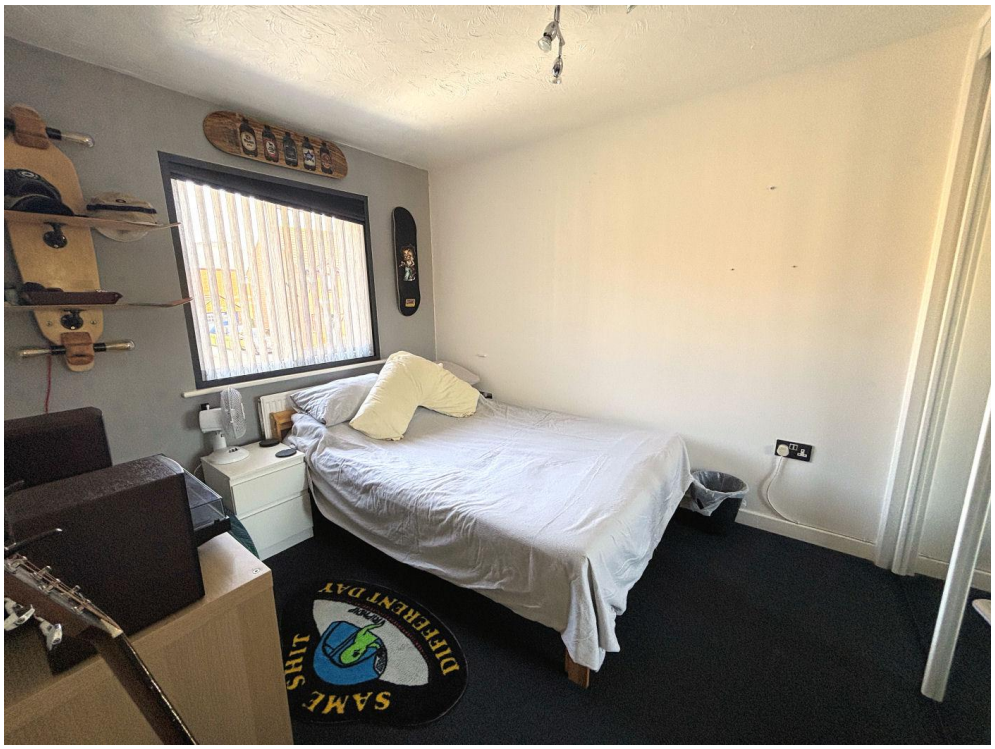
* **SOUGHT AFTER LOCATION CLOSE TO POOLE HARBOUR AND HAM COMMON NATURE RESERVE**










SAME
DIFFERENT DAY



ABOUT THIS PROPERTY

The Rowans is a select and sought after development situated within the popular Hamworthy conurbation of Poole. This well presented semi-detached house occupies an enviable cul de sac position and is offered the market in excellent condition throughout, having been a cherished home for a number of years, and been the subject of significant investment by the current owners.

The well planned and proportioned accommodation is set out over two floors. The three bedrooms are positioned on the first floor and serviced by a modern family bathroom which has been refitted by the current owners with three piece suite comprising panelled bath with shower screen and shower over, wash basin and w/c and double glazed window to the front elevation. The ground floor is occupied by a generous lounge/dining room, located at the rear of the house with double opening doors providing direct garden access, as well as a comprehensively fitted contemporary kitchen which is located at the front of the property with double glazed window to the front elevation. Having been refitted there is a distinctly contemporary appeal. Comprehensively fitted in a range of floor and wall mounted storage units with work tops. Space and plumbing for kitchen appliances. The cloakroom has been refitted with modern suite comprising w/c and wall mounted sink. Double glazed window to the front elevation. The house benefits from a private driveway providing off street parking and leads to the detached garage. The gardens have been the subject of significant re-landscaping by the current owners. Access to the gardens is gained via doors from the lounge/dining room onto a lovely paved area with access to the garage, and steps down to a lower tier of the garden which lies host to a garden studio/bar area.

This area takes on a 'hidden garden' element and affords a degree of privacy and seclusion that belies the properties close proximity to local shops and amenities. Hamworthy is a conurbation of Poole and is within close proximity of local convenience shopping with Poole town centre just a short distance away. The town centre affords a diverse range of shops and amenities, bars, restaurants and public houses. Poole itself is famed for its natural harbour [the second largest in the world behind Sydney, Australia] as well as the quay. A conurbation positioned within such close proximity of the sea will appeal no doubt to those who enjoy the great outdoors and in particular sea sports. In addition to the numerous yacht clubs there is also the golden sandy beaches that can be accessed within close proximity of 'The Rowans'. The property occupies an enviable position towards the end of the cul de sac with very little, if any, passing traffic.





DIRECTIONS:

From the B3068 Blandford Road turn into Lake Road. Take the fifth turning on the right into Benjamin Road and then take the second turning on the right hand side into Carmel Close.

COUNCIL TAX: Band D BCP Council (Poole)

ENERGY EFFICIENCY RATING: Band D

VIEWING: Strictly by appointment through **HILLIER WILSON**.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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PRIVACY POLICY

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REF: R2136