



82 LAKE ROAD, HAMWORTHY, POOLE, DORSET, BH15 4LN

PRICE GUIDE: £400,000-£415,000 FREEHOLD

A WELL PRESENTED 3 BEDROOM DETACHED HOUSE SITUATED IN A WELL ESTABLISHED RESIDENTIAL ROAD, WITHIN WALKING DISTANCE OF HAMWORTHY PARK AND THE BACKWATERS OF POOLE HARBOUR.

SUMMARY:

A well presented 3 bedroom detached house situated in a well established residential road, within walking distance of Hamworthy Park and the backwaters of Poole Harbour.

AT A GLANCE

- - Marketed by Christopher Batten in association with Winkworth
- - Through lounge/dining room
- - Within walking distance of Hamworthy Park
- - Private, low maintenance rear garden and garaging



DESCRIPTION:

Built in 1998 by Bellway Homes, the property has been well maintained, with facing brick elevations under a tiled roof. It benefits from a gas fired central heating boiler (replaced in November 2023), triple glazed windows, garaging and off road parking, deceptively spacious living accommodation, and a private, low maintenance rear garden.

The house is set back from the road which is approached off a private central driveway serving neighbouring properties, and is nicely screened from the road with an established hedgerow.

A covered entrance porch with a front door leads through to reception hall where there is a cloakroom, and stairs to first floor. The through lounge/dining room has a decorative electric fire, understairs storage cupboard, and from the dining room, French doors lead out to the rear garden. An open archway from the lounge leads to the kitchen which is fitted with a modern range of units, space and plumbing for washing machine, integrated fridge/freezer, electric oven and microwave, 5-burner gas hob, cooker hood, wall mounted Glow Worm gas boiler (replaced in November 2023), and



double glazed side door to the driveway. To the first floor, there is a landing with access to loft space (with retractable ladder, fitted light and part boarded). Bedroom 1 has built-in wardrobes, and an en suite shower room. Bedroom 2 also has built-in wardrobes, and bedroom 3 has a built-in store cupboard. The modern family bathroom comprises a panelled bath (with handspray attachment), WC, pedestal wash hand basin, and ladder rack style radiator.

A driveway providing parking leads to a garage with up-and-over door, lighting and power points, and a personal side door. A side garden gate leads to a private, enclosed rear garden which is arranged for ease of maintenance, with a timber sun deck (with external electrically operated awning), artificial lawn, well stocked flower and shrub borders, and a gravelled inlet.

LOCATION:

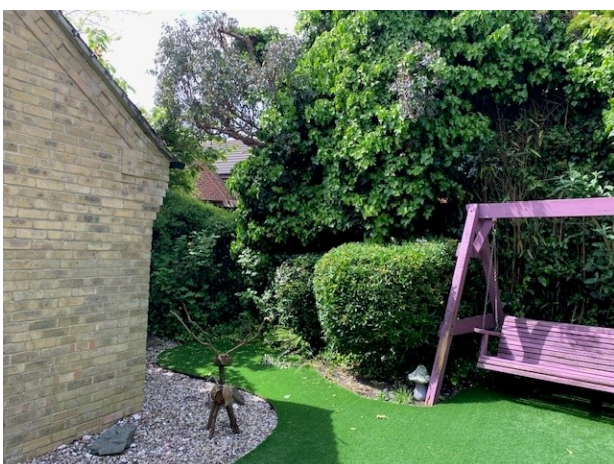
Hamworthy Park is within level walking distance along with Lakeside beach, and the slipway onto Poole Harbour. There are schools for all ages close by, Doctors' Surgery, Co-op supermarket and a range of local shops. Local bus services connect to Poole, and close by is Hamworthy railway station with a direct connection to London Waterloo.

COUNCIL TAX:

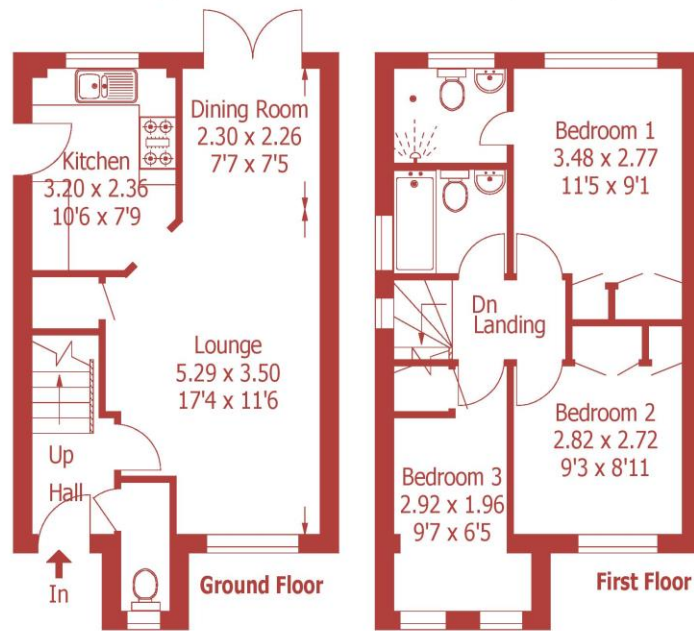
Band E

DIRECTIONS:

From Upton proceed south along Blandford Road, and at the traffic lights (directly opposite Boots Pharmacy) turn right into Lake Road. Proceed down Lake Road for some distance, and number 82 can be found on the right hand side (approached off a private, central driveway).



Approximate Gross Internal Area :- 75 sq m / 810 sq ft



For identification purposes only, not to scale, do not scale
 Drawn using existing drawings and dimensions

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	A		
(81-91)	B		85
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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