



6 Lulworth Avenue, Hamworthy, Poole, BH15 4DQ

Asking Price **£825,000**

- Four Bedrooms
- Two Bath/Shower Rooms
- Ample Driveway
- Premier Road
- Gas Central Heating & Double Glazing
- Detached Family Home
- South Facing Garden
- Separate Study/Fifth Bedroom
- Close to Hamworthy Park
- Further Potential (STPP)

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This imposing, detached family home is located on a premier road just a short walk from Hamworthy Park. The sizeable accommodation is complemented by a south facing garden and a large driveway.



Council Tax Band: D



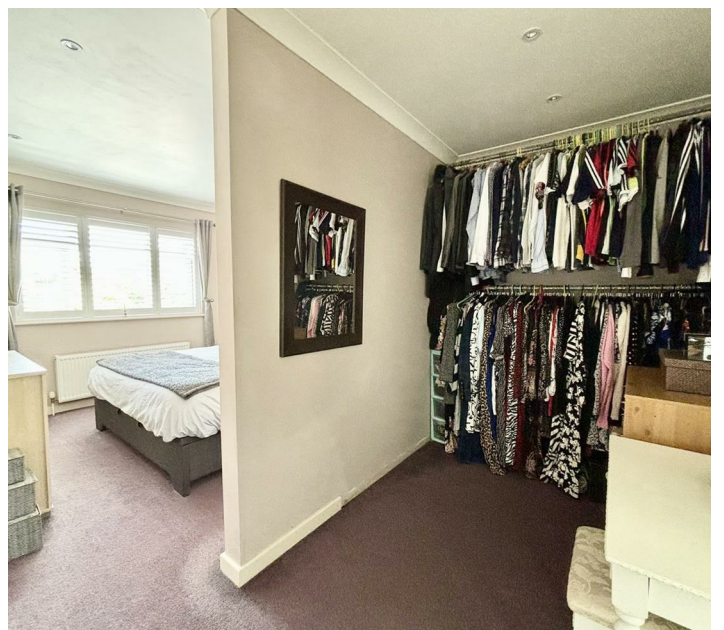
Lulworth Avenue

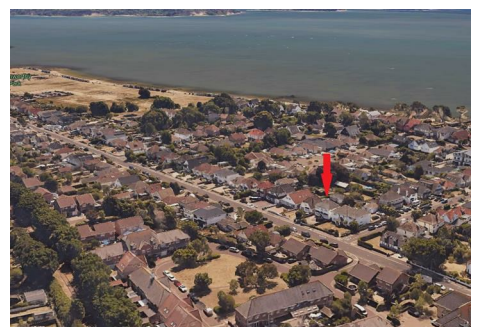
Having undergone considerable changes during the current owners tenure, the home now offers accommodation that can cope with the demands of the typical modern family. You enter the property via a covered porch area into the hallway; from there all of the ground floor is accessible. There is a large lounge/dining room with feature bay window; a kitchen/breakfast room with access straight out the garden and a separate study that could also be utilised as another bedroom. On the first floor there are four bedrooms, the main one having both a dressing area and en-suite shower room adjoining it. The rest of the bedrooms are serviced by a well appointed family bathroom.

The garden on this property is fantastic and really complements the internal features on offer. The southerly aspect means that the decking abutting the rear of the home is a sunny space that can be enjoyed throughout the day. At the rear of the property there is a large shed that's divided into three sections - currently a storage area, gym and bar. There is then a further decked space along with a fire-pit area too.

It goes without saying that this represents an opportunity to call one of Poole's premier roads home. Hamworthy Park & Beach are just at the end of the road and a short walk in the other direction takes you to the Pier. A host of other amenities & favoured local schooling are also easily accessible by either car or on foot.

We encourage internal viewing at your earliest opportunity in order to appreciate what is on offer here. To arrange a viewing, or for any further information, please call our Upton Branch.







Agents note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred.

No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		73	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Lulworth Avenue, Hamworthy

