



43 Ivor Road, Hamworthy, Poole, Dorset, BH15 4BL

Asking Price **£495,000**

- Four Bedrooms
- Spacious Throughout
- Lovely Rear Garden
- Two Bath/Shower Rooms
- Close to Quayside
- Detached Family Home
- Driveway & Garage
- Modern Kitchen/Breakfast Room
- Utility Room
- Internal Viewing Encouraged



# 43 Ivor Road, Poole BH15 4BL

A detached family home offering extended accommodation that's well presented throughout complemented by a meticulously maintained rear garden. View to appreciate!



4



2



2



C

Council Tax Band: D



### Ivor Road

Positioned towards the end of a quiet 'no-through road', this home offers fantastic accommodation that's ideally suited to family living thanks to spacious room sizes and an immaculate finish.

The property is entered via a composite front door into the hallway, on the right there is a downstairs toilet and from there the hallway opens in to the spacious dining area. A cosy lounge occupies the front aspect of the property and is accessed via part glazed double doors. Off to the left there is a useful utility room with a door to the integral garage. The standout feature of the ground floor is the vaulted kitchen/breakfast room with 'French' doors leading into the garden - there is an abundance of worktop area and plenty of storage cupboards along with space for all necessary appliances.

On the first floor there are four good sized bedrooms and the family bathroom. The main bedroom is complemented by a dressing area, two fitted wardrobes and a well appointed en-suite shower room.

The care and attention given to the garden is evident! It's a great size; enjoys a private aspect to the rear; borders support an array of mature plant life; all is enclosed by panel fencing and there is side access via a gate. The decked area to the rear is an ideal space to enjoy the end of the day sun. There is also a sizeable workshop shed which has power & light to it.

Further benefits include oak internal doors, driveway for three cars, integral garage, gas central heating and UPVC double glazing.

Situated just a stone's throw from Poole's historic Quayside, this property enjoys easy access to the ever growing range of bars, restaurants and other conveniences that the town centre offers. In addition to this, Hamworthy Park & Beach are just a short walk away.

In our opinion, internal viewing is an absolute essential in order to appreciate the many positives of this property. To arrange, or for more information,

please call our Upton office at your earliest convenience.

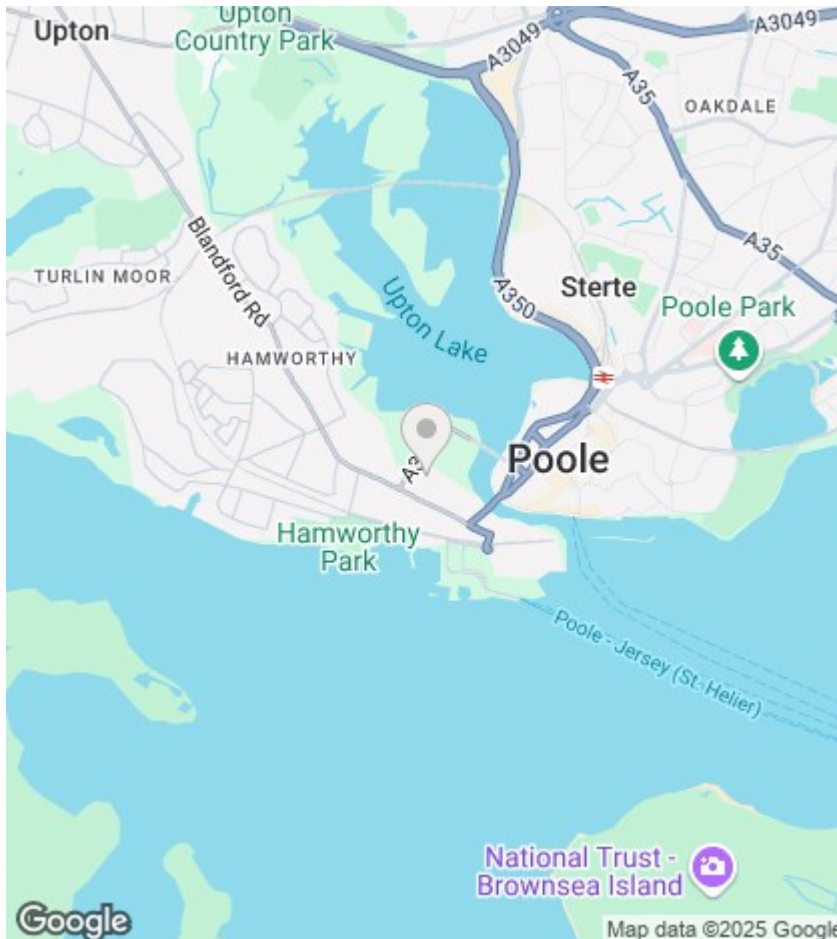












## Agents note

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 |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 75                      | 83        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

## Ivor Road, Hamworthy



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