



Stabler Way | Hamworthy | Poole | BH15 4FJ

Asking Price

- Four Bedrooms
- Freehold Townhouse
- Immaculately Presented
- Allocated Parking
- South Facing Garden
- Ensuite To Main Bedroom
- GCH/UPVC Double Glazing
- Downstairs Cloakroom
- No Forward Chain
- Early Viewing Advised

£389,950

Full Description

STABLER WAY

An immaculate and modern town house situated in the Carters Quay development in Hamworthy. The light and airy accommodation comprises four bedrooms, lounge/diner, kitchen/breakfast room, bathroom, en-suite to main bedroom and a downstairs toilet. Further benefits include gas central heating, UPVC double glazed windows and doors, enclosed rear garden, allocated parking, solar electric roof panels and a position within walking distance to Poole Quay and town centre. Built in 2015, with the benefit of the remaining 10yr guarantee, we encourage internal viewings to truly appreciate what this property has to offer. To arrange, or for more information, please call GREYS of Upton on 01202 622101.

ENTRANCE HALL

UPVC front door. Radiator.

LOUNGE/DINER

19' 3" x 11' 11" (5.87m x 3.63m)

Full height UPVC double glazed window to front aspect. Radiator.

KITCHEN/BREAKFAST ROOM

15' 6" x 10' 4" (4.72m x 3.15m)

UPVC double glazed window to rear aspect. Radiator. One-and-half bowl stainless steel sink/drain unit with mixer tap. Work tops. Comprehensive selection of cupboards and drawers. Wine rack. Built in eye level double oven. Gas hob with tiled splash back and extractor hood/light over. Integral fridge/freezer. Integral washing machine/dryer. Integral dishwasher. Part tiled walls. Tiled floor. Extractor fan. Under stairs storage cupboard. UPVC double glazed French doors to rear garden.

DOWNSTAIRS TOILET

5' 6" x 3' 7" (1.68m x 1.09m)

Towel rail radiator. Toilet. wash basin. Part tiled walls. Tiled floor. Extractor fan.

FIRST FLOOR LANDING

BEDROOM ONE

15' 7" x 11' 3" max (4.75m x 3.43m)

Two UPVC double glazed windows to rear aspect. Radiator. Fitted wardrobes with mirror sliding doors.



ENSUITE

8' 6" x 3' 3" (2.59m x 0.99m)

Towel rail radiator. Thermostatic type shower unit with glazed door. Toilet. Wash basin. Extractor fan. Shaver point. Part tiled walls. Tiled floor.

BEDROOM TWO

14' 5" x 8' 6" (4.39m x 2.59m)

Full height UPVC double glazed window and door to front aspect with 'Juliet' balcony. Radiator.

BEDROOM THREE

8' 10" x 6' 9" (2.69m x 2.06m)

UPVC double glazed window to front aspect. Radiator.

BATHROOM

8' 5" x 5' 7" (2.57m x 1.7m)

Towel rail radiator. Panelled bath with thermostatic type mixer tap/shower attachment and glazed shower screen. Toilet. Wash basin with vanity cupboard. Shaver point. Extractor fan. Part tiled walls. Tiled floor.

BEDROOM FOUR

20' 6" x 11' 10" (6.25m x 3.61m)

Situated on the second floor. Two Velux double glazed windows to front aspect. Airing cupboard. Access to eaves/storage.

OUTSIDE REAR GARDEN

Very well maintained. Laid to patio and lawn with raised border, water tap, external power supply and light, shed, rear access and all is enclosed by panel fencing.

OUTSIDE FRONT

With decorative borders.

ALLOCATED PARKING SPACE





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		