



34 Abraham Drive
Hamworthy, Poole, BH15 4FU



A modern, extended 5 bedroom semi detached house offering well-presented accommodation with a spacious open plan living area.

- Extended sitting room with a vaulted ceiling
- Open plan kitchen/dining room
- Study
- 5 bedrooms
- En-suite and family bathroom
- Driveway parking and a garage
- Desirable cul-de-sac location
- Low maintenance garden
- Double glazed
- Gas central heating
- Close to Lake Pier & Hamworthy Park

ASKING PRICE:

£450,000 (Freehold)

EPC RATING:

Band - B







Location

Hamworthy is a popular suburb of Poole sited on a peninsula within Poole Harbour alongside Lytchett Bay and Holes Bay. In addition to a good range of local shops, amenities, and schooling Hamworthy and Lake beaches offer great recreational facilities, perfect for water sports such as kayaking and paddle boarding.

Property Description

The property was built in 2019 and later extended by the current owners. It offers flexible accommodation arranged over 3 floors.

The accommodation briefly comprises; an entrance hall with a fitted cupboard and stairs rising to the first floor. The cloakroom has a WC and wash basin.

At the rear of the property is a large open plan living space with a kitchen dining area, the kitchen offering a range of base and eye level units with a fitted oven and hob with space and plumbing for a washing machine and dishwasher.

The extended sitting room features a vaulted ceiling, media wall and bifold doors leading to the garden. Also on the ground floor is the study.

On the 1st floor there are three bedrooms including the main bedroom which has a range of fitted wardrobes and an en suite shower room.

On the second floor are two generous double bedrooms, bedroom 2 enjoys some far reaching views of Poole Harbour. The family bathroom comprises a three piece suite.

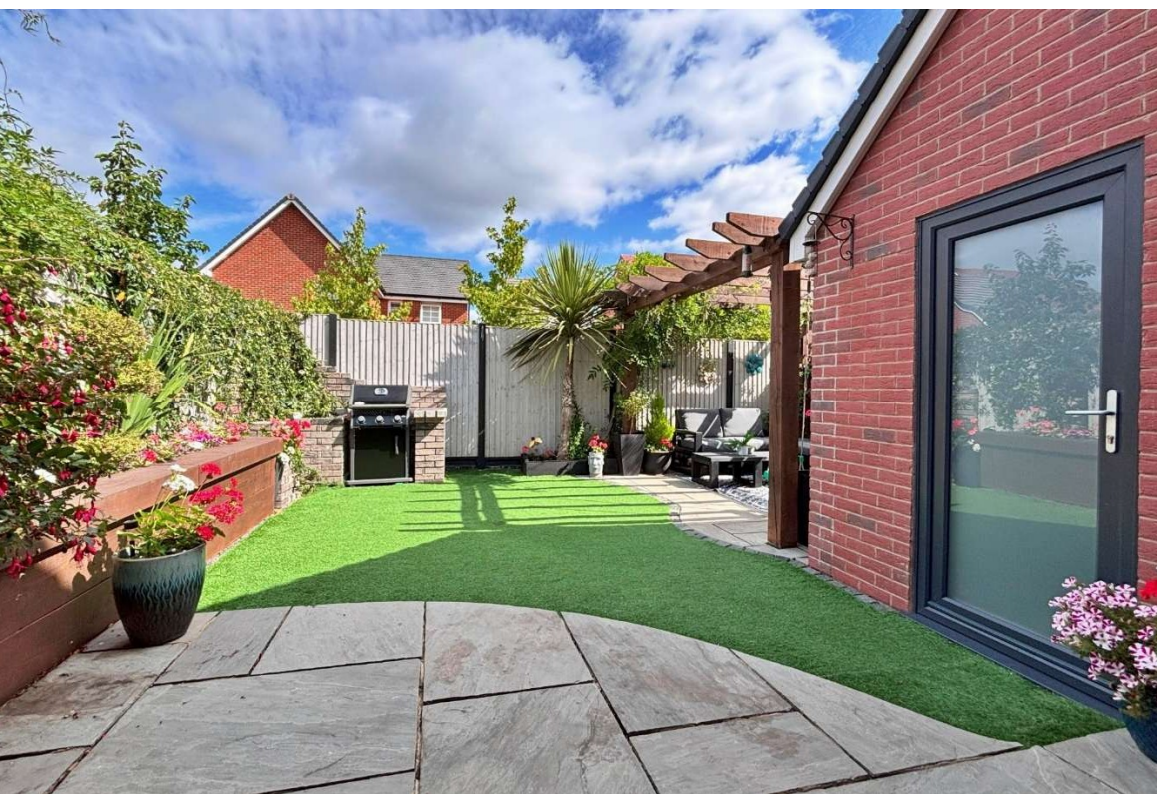
Outside

There is a brick paved driveway providing parking and access to the attached garage.

The rear garden has been landscaped and enjoys a good degree of seclusion with a paved patio along the rear of the house and a further patio beneath a gazebo plus an artificial lawn and raised planted borders.

Additional Information

Council tax band: E
Estate charge - £240 PA





Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

All measurements are approximate and for display purposes only.

Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us;

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