

01202 683444

Orchard Plaza, 41 High Street
Poole, Dorset, BH15 1EG

www.quayliving.co.uk



164 Lake Road

Poole, BH15 4LW

£550,000 Freehold



- Prime Location
- Moments from slipway
- Detached Garage
- Driveway Parking
- Council Tax Band D & EPC Rating C
- Living Room Sea Views
- Generous plot
- Conservatory
- Well proportioned Accomodation
- No Onward Chain

This charming 2-bedroom detached bungalow boasts a prime position with a generous garden in a popular location close to Hamworthy shoreline and slipway. Adjacent to the slipway is a small public beach located on the shores of Poole Harbour and only a short walk to Hamworthy Park, which is extremely popular for families. The property benefits from a modern fitted kitchen and shower room. To the rear aspect, a conservatory overlooks the garden. Additionally there is an excellent view to Poole Harbour from the lounge window. The rear aspect of the property offers a generous garden, partially laid to lawn alongside the driveway on the approach to spacious detached garage. The front aspect is well presented with landscaped gardens with driveway parking for several vehicles. The location of the property is ideal for sailing, jet skiing and everything maritime.
(NB. Agents Note - Internal marketing photos were taken prior to the current tenancy.)



Front Porch

A doubled glazed porch approaches the internal wood glazed front door.

Hallway 17'1" x 11'10" (5.22 x 3.63)

A spacious entrance hall with neutral décor, carpet flooring and pendant lighting. Fitted floor to ceiling double storage cupboard. Radiator. Doors off to principal rooms.

Living Room 17'1" x 11'10" (5.22 x 3.63)

A bright and spacious dual aspect living room with views of the sea and slipway. Feature fireplace with electric fire, TV point, radiator, pendant lighting.

Kitchen 12'8" x 10'4" (3.87 x 3.17)

Equipped with a range of fitted cream wall cupboard, base units and breakfast bar with contrasting granite effect work surfaces with inset sink and drainer with chrome mixer tap. Gas hob with stainless steel extractor hood and electric oven beneath. Space for a fridge/freezer, space for dishwasher and Integrated washing machine. Integrated Worcester Boiler. Radiator. Fixed ceiling light. Sliding patio doors into the conservatory.

Conservatory 20'2" x 7'10" (6.17 x 2.39)

A triple rear aspect light and spacious conservatory to the width of the property with double glazed french doors leading to the garden and an additional door to the far side. Radiator, wall lighting. Plastic corrugated roof.

Bedroom 1 12'0" x 11'10" (3.66 x 3.61)

This good sized double bedroom benefits from built-in triple wardrobes. Radiator, pendant light & rear aspect window into the conservatory.

Bedroom 2 11'8" x 9'5" (3.58 x 2.88)

Side aspect double glazed window. Single full height built in wardrobe, Carpet flooring. Pendant light. Radiator.

Bathroom 9'3" x 5'9" (2.82 x 1.77)

Three-piece white suite with shower over bath and mixer tap. Wash hand basin with mirror over. Recessed spotlighting. Radiator.

Garage 21'6" x 9'1" (6.56 x 2.77)

Detached double garage with side door access and open out double doors to the front. Side window panel.

Outside

A generous sized plot with attractive landscaped gardens to the front of the property. The driveway continues into the rear garden (narrowing past the property) through a wooden pergola towards the garage approach to the rear of the plot. The rear garden is partially laid to lawn with an established fruit tree garden alongside the garage with side access to the far side.

Tenure

Freehold

Material: A traditional construction with concrete floors, brick elevations and predominantly pitched, tiled roofs.

Council Tax Band D £2050.38 (2024)

EPC Rating C

Environment Agency Flood Risk: High of surface water flooding

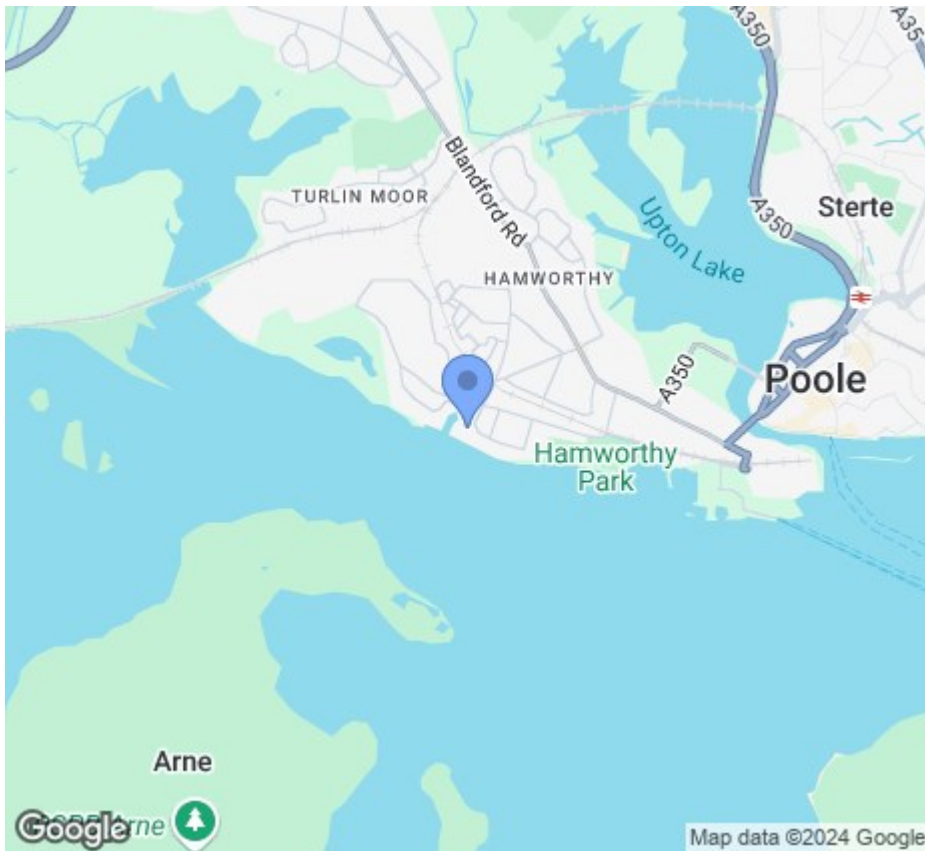
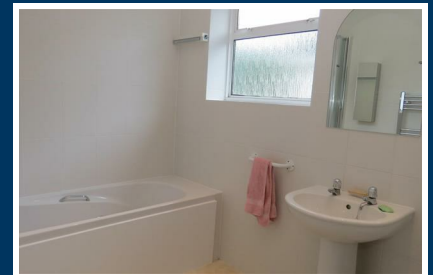
Very low risk of flooding from rivers and the sea

Broadband: Standard 4 Mbps 0.6 Mbps Good
Superfast 80 Mbps 20 Mbps Good





Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix 02024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agent Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All representations including descriptions, dimensions and photos are given, in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness. Appliances and central heating systems have not been checked by Quay Living or their employees and we recommend that purchasers instruct a qualified person to check all appliances / service before legal commitment.



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