



Lake Road, Hamworthy, BH15 4LF

**Asking Price £625,000**

- Detached Family Home
- Stunning Inside & Out
- Ample Driveway
- Wonderful Garden
- Short Walk To The Beach
- Five Bedrooms
- Garage, Larger Than Average
- Fantastic Open Plan Living
- Gas Central Heating
- Must Be Seen!

# Lake Road, Poole BH15 4LF

We are truly delighted to offer for sale this beautifully presented family home situated in the ever popular Lake Road, just a short walk to local beaches and Hamworthy Park & slipway.



5



2



1



B

Council Tax Band: D



## Lake Road

This sensational family home is presented in fantastic condition throughout and has been extensively enlarged by the current owners, to an incredibly high standard inside and out.

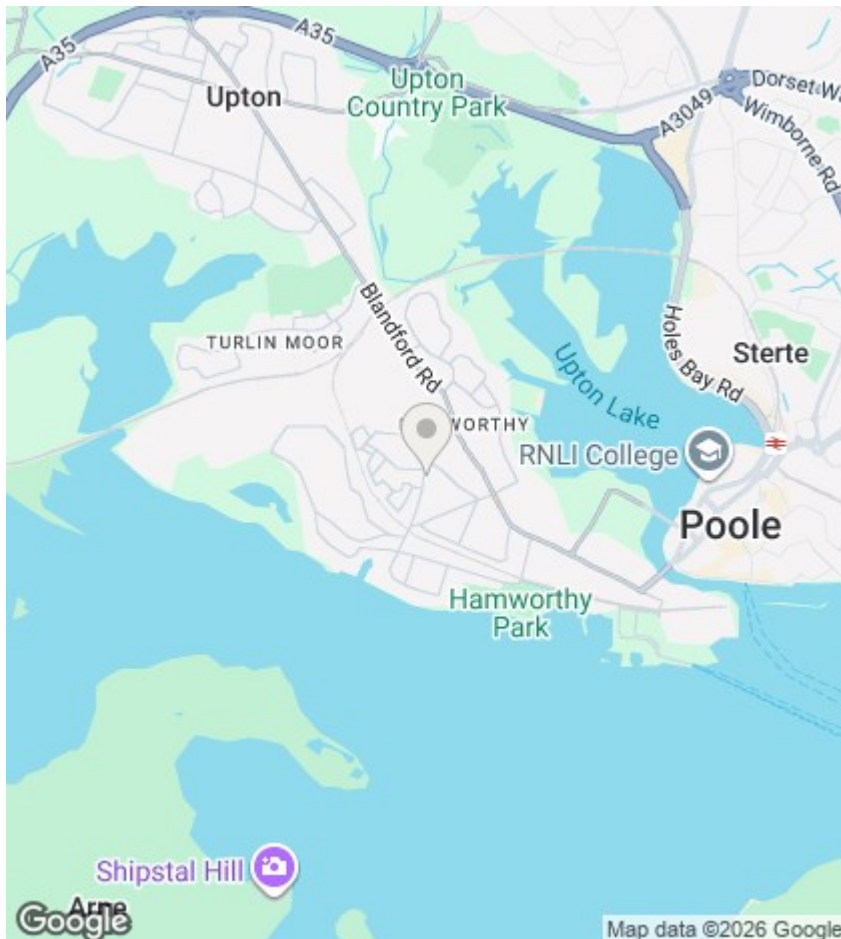
Designed with modern family living at the forefront when creating the exception home, the spacious and versatile accommodation comprises; four/five bedrooms with an elegant principle bedroom suite and dressing area, superb open plan kitchen/living/dining space (which could easily be separated to close off the living room if preferred) with bifold doors to the rear garden, utility room and downstairs bathroom with spa bath.

The outside space is equally as impressive with a large resin bonded paving driveway and side access via secure gates to the rear garden & garage area, where you will find a useful motorised turntable to make turning your car simply effortless. The remainder of the garden is laid to lawn with a raised patio, covered gazebo, garden sheds, vegetable patch and an array of shrubbery.

Further benefits include; gas central heating with underfloor heating in the kitchen area, ownership of fifteen solar panels capable of generating 3.9KW, with a contracted feed-in tariff, EV charging point, security system, double glazing throughout and a recently constructed garage with modern 'rubber roof' and light/power supply.

Situated close to essential amenities, bus routes, Lake Yard Marina, Hamworthy Park & Beaches, this property is sure to attract high volumes of interest and internal viewings come highly recommended to avoid disappointment.

To arrange, or for more information, please contact 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:

B

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 87                      | 90        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



**Approx. Gross Internal Floor Area 1914 sq. ft / 177.80 sq. m (Including Garage)**

Produced by Elements Property