WILSON THOMAS
ESTATE AGENTS







14 Hinchliffe Road, Hamworthy BH15 4ED

Occupying a superb location a short walk to Hamworthy Park and beach lies this 3/4 bedroom extended versatile detached family home. There is an impressive living/kitchen/dining room area to the rear plus a sunny aspect rear garden, garage/storage and off-road parking.

EPC: 63 **Council Tax Band:** E **PRICE** £449,950 Freehold

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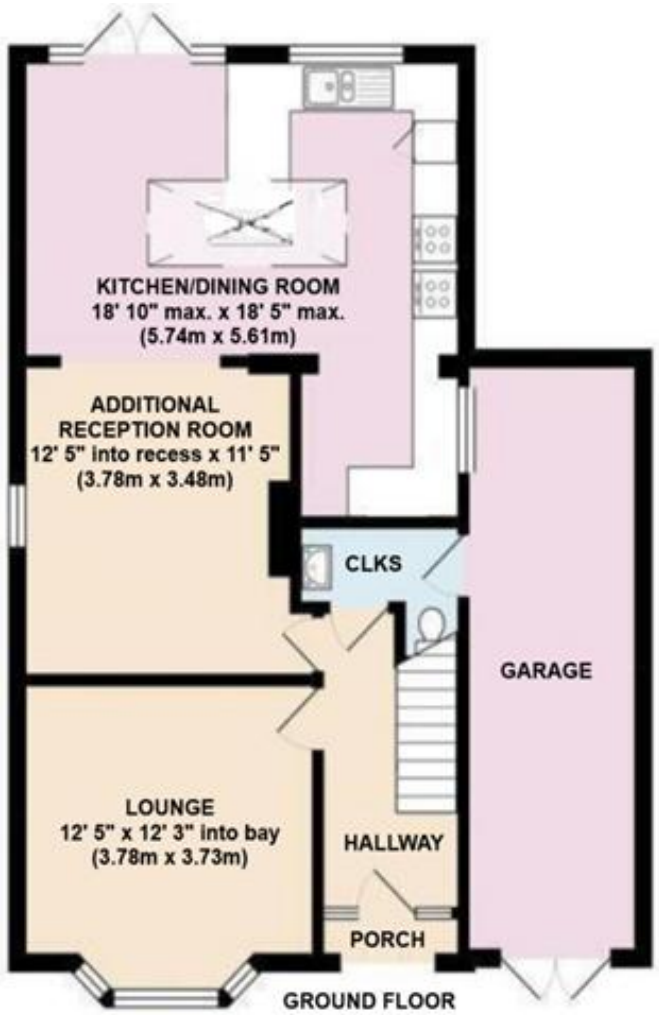
Key Features

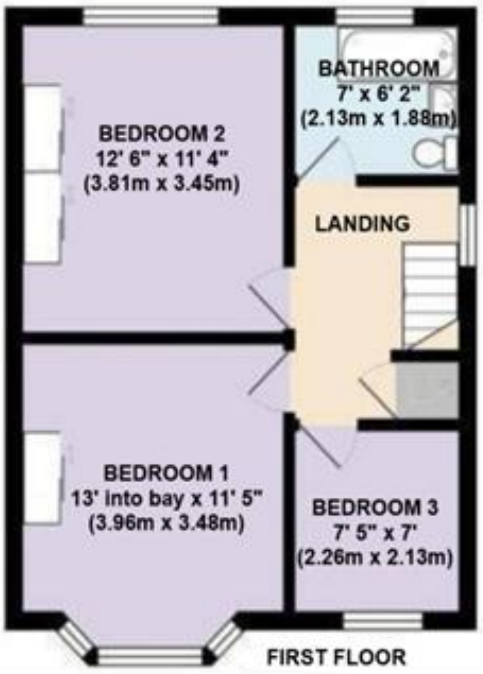
- EXTENDED DETACHED FAMILY HOME
- ENTRANCE HALLWAY
- COSY FRONT LOUNGE WITH BAY WINDOW
- ADDITIONAL RECEPTION/FAMILY ROOM
- WONDERFUL KITCHEN/DINING ROOM TO THE REAR
- THREE BEDROOMS
- FAMILY BATHROOM
- GROUND FLOOR CLOAKROOM
- OFF ROAD PARKING & GARAGE/STORAGE
- EXCELLENT LOCATION CLOSE TO HAMWORTHY PARK AND BEACH

The Property

A porch with archway leads to the front door and into the welcoming entrance hallway which prides access to the spacious and versatile ground floor accommodation. To the front there is a cosy front lounge with large feature bay window or potential for a further bedroom. Located behind is the additional reception/family room which flows seamlessly through to the beautiful kitchen/dining room and this is an ideal family or entertaining area. The kitchen has ample white gloss fronted soft closing units, matching drawers, plenty of work surfaces and a mixture of integrated and free-standing appliances. A handy space saving bespoke fitted dining table is prefect for get together and there is an abundance of natural light flowing into this dual aspect room, which has also the benefit of a ceiling skylight. French style doors lead out onto the patio and rear garden from this room, whilst a window by the sink offers a pleasant outlook. A generous cloakroom with doors leading through to the garage then completes the ground floor. The first floor comprises of three bedrooms to include two doubles to the front and rear with bedroom 2 providing a pleasant outlook overlooking the garden. There is also a single bedroom and they are all serviced by a generous family bathroom.

Outside the front has a block paved driveway providing ample off-road parking and double doors lead through to the garage/storage shed. There is a generous rear garden with a patio area suitable for outside dining/garden furniture. Around the corner there is a covered lean-to for additional storage and the remainder of the garden is laid to lawn and enclosed by close boarded fencing.

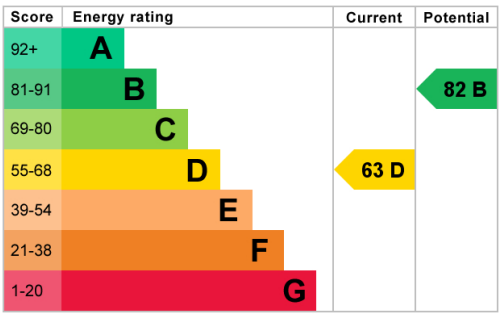












All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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