



5 Naomi Walk, 1A Hoyal Road, Hamworthy, BH15 4HY

Asking Price £349,950

- Three Bedrooms
- Built in 2020
- Downstairs Toilet
- Remainder of Build Guarantee
- Popular Modern Development
- Semi Detached House
- En-Suite Shower Room
- Driveway for Two Cars
- Enclosed Rear Garden
- Kitchen/Dining Room

1A Hoyal Road, BH15 4HY

This recently constructed semi-detached dwelling, completed in 2020, is positioned on the edge of a favoured development. Offering easy access to Hamworthy Park & Beach, which are just a 5 minute walk away.



Council Tax Band: D



Hoyal Road

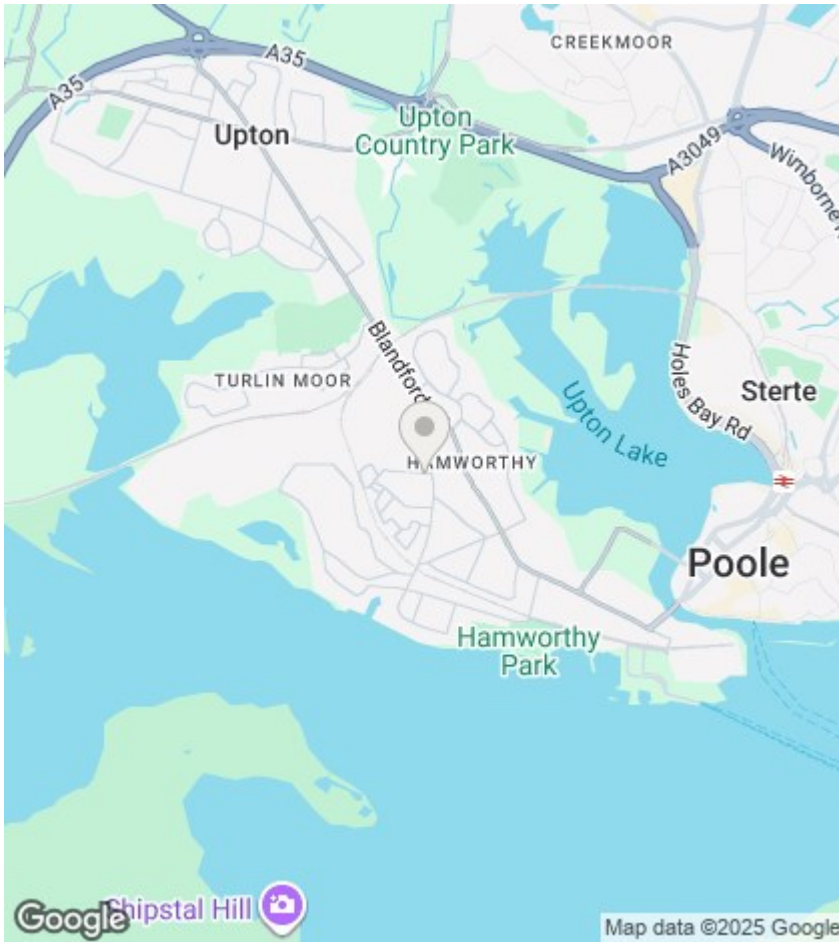
The spacious lounge leads through to the well-appointed kitchen/dining room. It offers a range of integrated appliances and space for a good sized table, ideal for entertaining guests or enjoying family meals.

The main bedroom boasts an en-suite shower room. With two additional bedrooms, this home is versatile and accommodating. There is also a family bathroom.

In addition to the upstairs facilities it also includes a downstairs toilet for added practicality. Step outside into the enclosed rear garden, which is majority laid to lawn with a patio area. A driveway for two cars ensure hassle-free parking.

Moreover, this property comes with the added assurance of the remainder of the NHBC build guarantee, providing confidence in the quality of your home. With a thoughtful layout, modern amenities, and these extra features, this property is designed to meet the needs of contemporary living.

We encourage internal viewing at your earliest convenience. To arrange, or for more information, call our Upton office.



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.

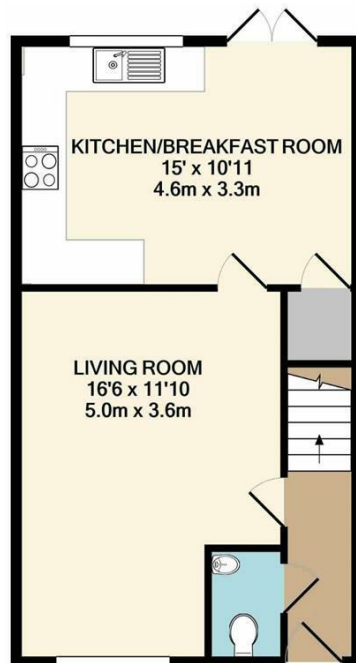
Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

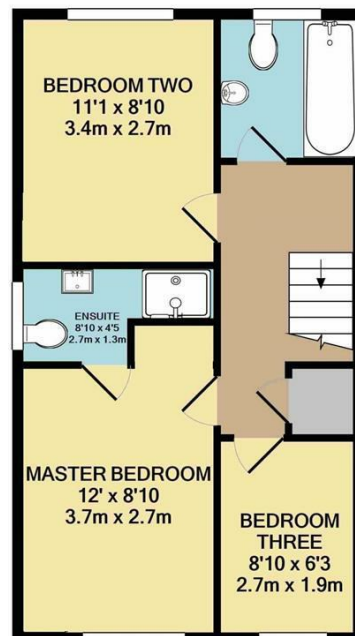
EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
APPROX. FLOOR
AREA 412 SQ.FT.
(38.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 414 SQ.FT.
(38.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 825 SQ.FT. (76.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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