



12 Old Rectory Mews, Hamworthy, Poole, Dorset, BH15 4BP

£385,000

- Three Bedrooms
- En-Suite Shower
- Driveway
- Flooring Included
- Downstairs Toilet
- New Home
- Fully Fitted Kitchen
- Lovely Garden
- Deceptively Spacious
- Popular Location

12 Old Rectory Mews, Poole BH15 4BP

NEW BUILD. We are delighted to offer for sale this beautifully finished, brand new family home situated in a quiet road in Hamworthy, just a short distance to Poole Quay and Town Centre.



Council Tax Band: New Build



Old Rectory Mews

Situated in the popular area of Hamworthy, Old Rectory Mews is an exclusive collection of three thoughtfully designed new properties by Edgewater Homes. Built to a high standard throughout, each property combines stylish modern finishes with practical living spaces, reflecting the developer's strong reputation for quality craftsmanship and attention to detail.

Ideally located close to a range of local shops, schools and other amenities, the development also offers easy access to Poole's excellent leisure and recreational facilities. Residents can enjoy everything from Europe's largest natural harbour to award winning sandy beaches and scenic coastal walks.

The property welcomes you with a bright entrance hall, complete with stairs leading to the first floor and a convenient downstairs toilet. At the front of the home, the comfortable sitting room provides an ideal place to relax before leading through to the kitchen/dining room.

To the rear, the spacious open plan kitchen/dining room forms the heart of the home, with French doors opening onto the rear garden. The kitchen has been finished in a contemporary style and includes integrated appliances such as an induction hob with extractor, fridge freezer and dishwasher. Quartz worktops and a central island breakfast bar provide both practicality and a modern finish, while under stairs storage offers additional space along with plumbing for a washing machine.

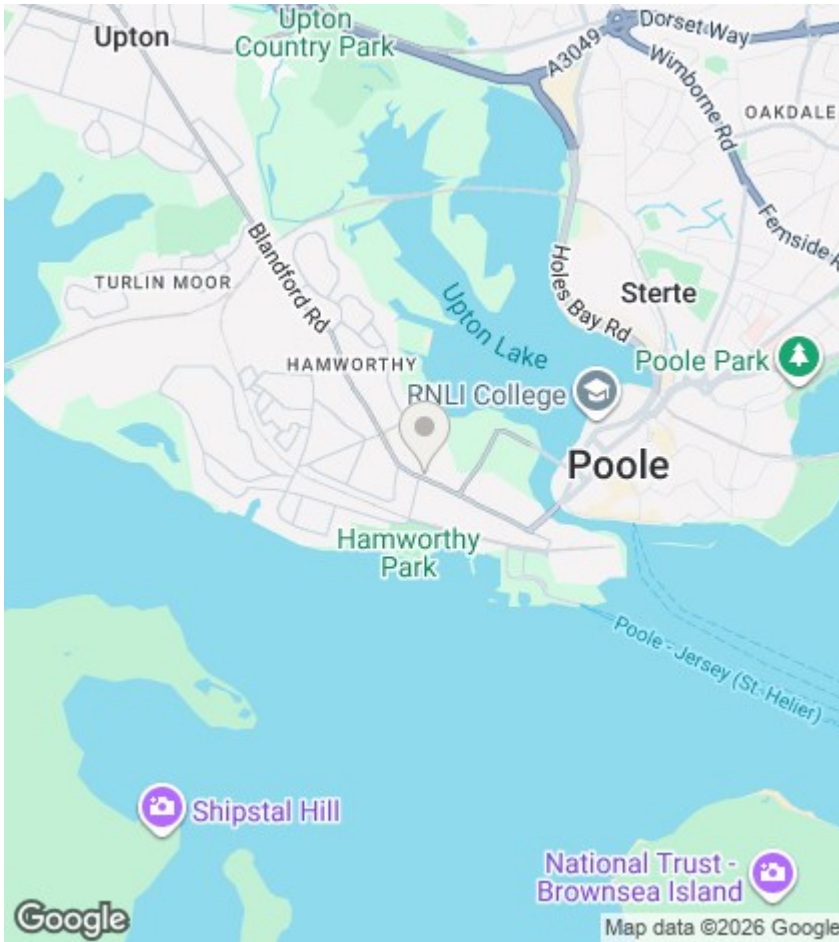
Upstairs, there are three well proportioned bedrooms, all offering space for freestanding furniture. The principal bedroom benefits from its own en-suite shower room with a shower cubicle, floating wash basin, toilet and heated towel rail. The family bathroom is equally well appointed, featuring a bath with shower over, glazed screen, floating wash basin, toilet and heated towel rail.

Outside, the enclosed rear garden creates a peaceful outdoor space with a paved patio area, lawn, outside lighting and a water tap, making it ideal for relaxing or entertaining.

Additional benefits include driveway parking with an EV charging point, hard flooring throughout the ground floor, carpets to the first floor, double glazing, gas central heating and the reassurance of a new build

warranty.

To arrange a viewing, or for more information, please contact 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.

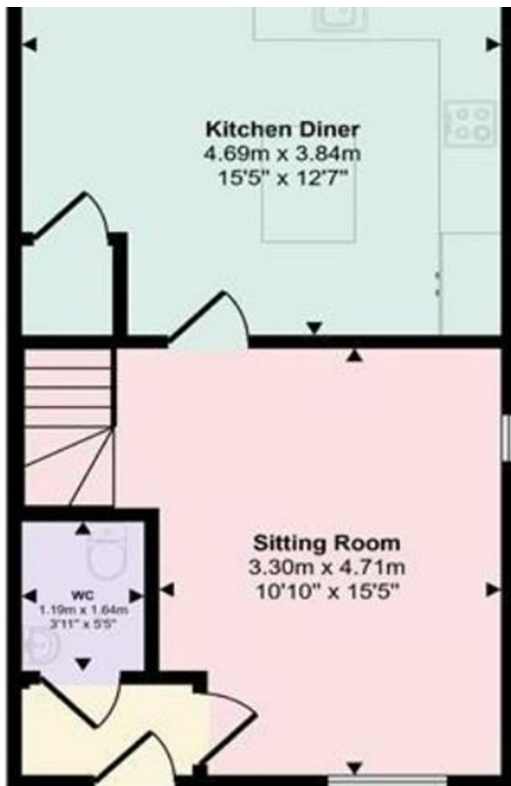
Viewings

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

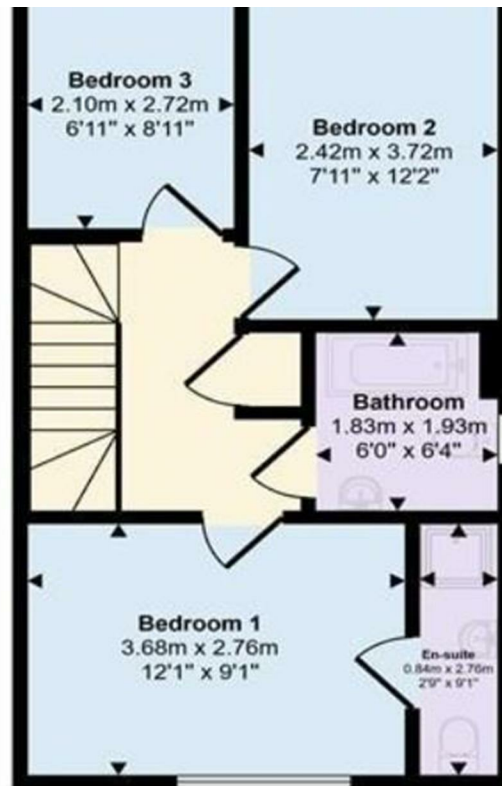
EPC Rating:

A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		93	93
(81-91) B			
(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



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate