



54 Lake Drive, Hamworthy, Poole, BH15 4LU

£685,000

- Three Double Bedrooms
- Very Well Presented Throughout
- Driveway & Detached Garage
- Modern Kitchen
- Views Toward the Purbecks
- Detached Family Home
- Beautifully Maintained Gardens
- Two/Three Reception Rooms
- Two Bathrooms
- Vendor Suited

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A spacious, detached chalet home conveniently located near Hamworthy Pier - featuring flexible accommodation, a well established rear garden and views toward the Purbecks!



3



2



3



Council Tax Band:



Lake Drive

Having been meticulously cared for by the current occupiers, this home offers a real 'turn key' residence positioned on one of Hamworthy's most sought after roads.

Upon entry, you are greeted by a hallway with a useful storage cupboard. There are three well proportioned double bedrooms - the principle one benefits from a modern en-suite shower room and fitted wardrobes. The rear of the home is dedicated entirely to living accommodation; there is a bright lounge with feature wood burner and an adjoining dining space. The kitchen has been tastefully finished with a central breakfast bar, a range of 'shaker' style units and integrated appliances. There's also a family bathroom on the ground floor. Upstairs, there is a fantastic & quite spacious living room with views toward the Purbeck Hills.

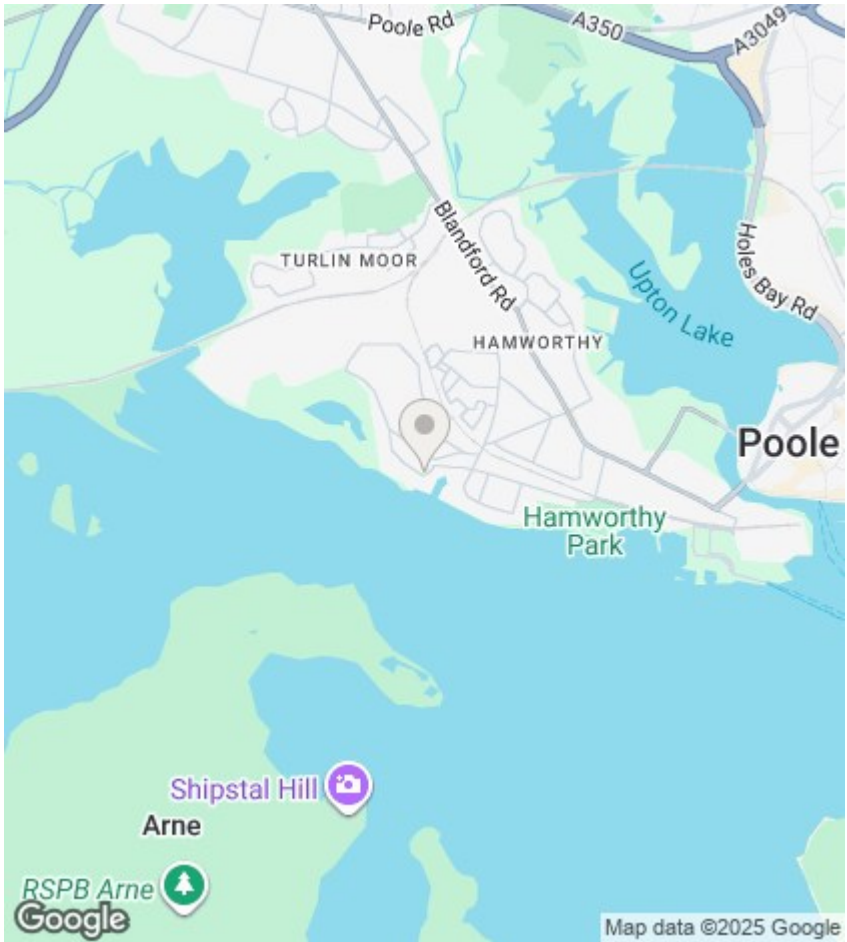
The garden is a lovely space and a similar level of attention has been afforded here. The majority of which has been laid to lawn with borders supporting various shrubs and bushes. There is a pergola with adjacent summer house to the rear, ideal for catching the end of the day sun. A wrap around resin surface abuts the property and provides another seating space. To the front, there is an in-and-out driveway which allows parking for several vehicles. The detached garage is accessed via an up-and-over door and benefits from light & power. It's also worth noting that there is a utility space to the rear with a toilet.

The property is in a prime location with immediate access to the Pier, Park, Beach and Slipway - making the property ideal for those who enjoy water sports or simply desire easily accessible open space on their doorstep.

Internal viewing is encouraged at your earliest convenience in order to appreciate the many benefits on offer. To arrange, or for more information, please call our Upton Branch!







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:

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

