



19 Lulworth Avenue, Hamworthy, Poole, BH15 4DQ

£800,000

- Four Large Bedrooms
- Three Bath/Shower Rooms
- Marble Effect Resin Floors
- Parking for Several Cars
- Open Plan Living
- Detached Family Home
- Sizeable Garden Room
- Well Appointed Kitchen
- Close to Hamworthy Park
- No Onward Chain

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We are delighted to offer an exciting opportunity to acquire a newly constructed, detached home with premier finishes throughout positioned on one of Hamworthy's most sought after roads.



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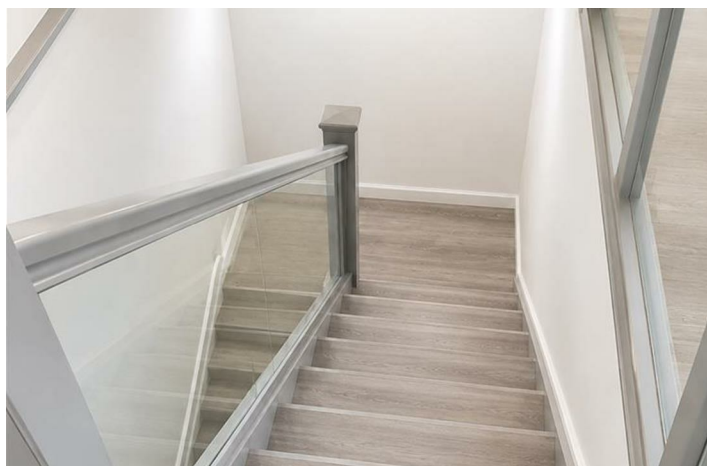
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Council Tax Band: D



Lulworth Avenue

Now nearing the latter stages of the build, this newly constructed home will offer accommodation perfectly suited to modern family living in a premier location.

On the ground floor, the main feature is the sizeable kitchen/living room with full width doors opening to the garden. The kitchen offers a range of high quality units and ample worktop space - there's also a separate utility room to keep the appliances out of the way. The remaining area is perfect for a lounge area and dining table. To the front of the property there are two double bedrooms, one of which could function as another snug lounge. A family bathroom completes the downstairs accommodation. Upstairs, there are two very generous double bedrooms - these are each served by a well appointed shower room.

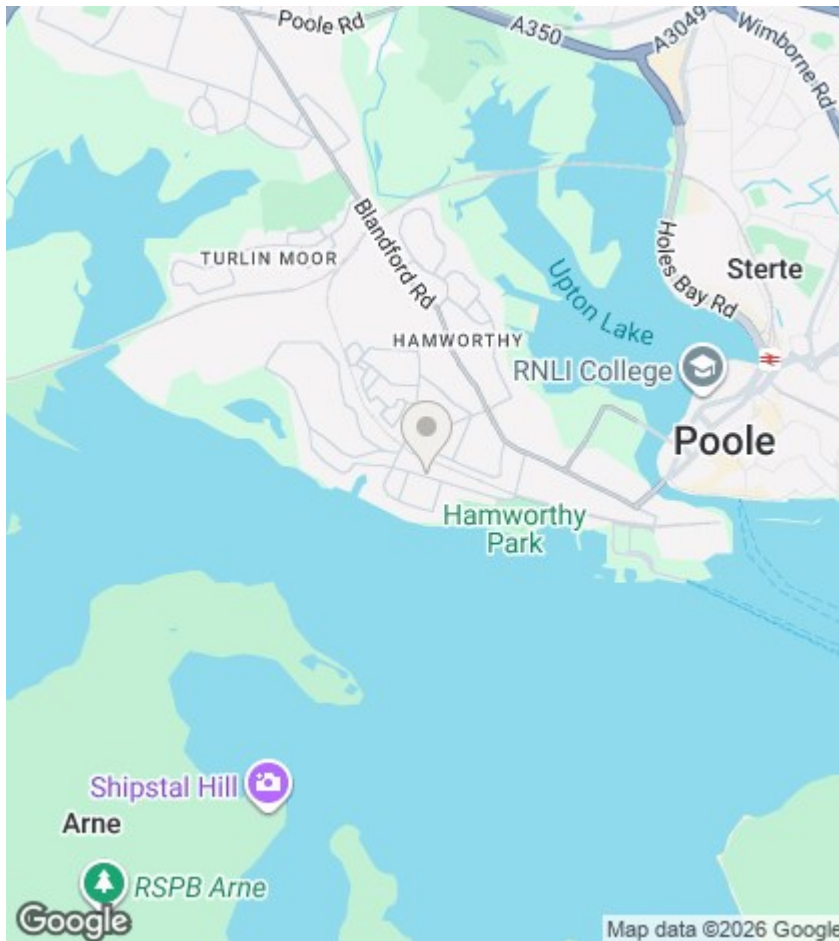
The garden is going to be landscaped to provide an ideal low maintenance space for entertaining. At the rear of the garden, there is a large outbuilding - perfect for those who require a separate studio space or equally well suited to being a garden room. It's worth noting that there are services that could be connected up to the building. Parking for several vehicles will be provided to the front via a block paved driveway.

Positioned on Lulworth Avenue, this property is ideally located to access Hamworthy's vast range of amenities but, most notably, the Park & Beach are literally on the doorstep.

For further information or to arrange a visit to the ongoing build, please do get in touch with our Upton Branch.

Agents Note

Please be aware, the current marketing images are AI impressions from the seller whilst work is ongoing and not exact representations of the property. Further imagery will be added when possible.



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:

Lulworth Avenue

