



**Carisbrooke Crescent, Hamworthy
Poole, Dorset, BH15 4LA**

Carisbrooke Crescent, Hamworthy, Poole, Dorset, BH15 4LA

Freehold Price £295,000

A delightful, well-presented and extended 3 bedroom mid terrace home that has undergone refurbishment by the current owners to include a wonderful refitted, kitchen/family room, ground floor wet room, new family bathroom, garden cabin with power and light, external cladding to the front, rewiring, new plumbing with a combination boiler, redecoration and new flooring throughout, and also benefits from 2 parking spaces and a garage in a block.

- Beautifully presented and extended 3 bedroom mid terrace home set in Hamworthy.
- Fantastic extended kitchen/family room which leads onto the garden with bifold doors and has a feature sky lantern to allow light to flood in.
- Refitted kitchen in white units with wood effect worktops over, extending to a breakfast bar with seating area and appliances to include, hob, extractor, double oven, space and plumbing for fridge/freezer, dishwasher, washing machine and tumble dryer.
- Cosy sitting room with deep storage cupboard, all beautifully decorated.
- Ground floor, fully tiled wet room with w.c, wash hand basin and shower with folding glazed screen. Perfect for dogs or messy children!
- Main bedroom with floor to ceiling fitted wardrobes to include hanging, shelving, pull out drawers and storage baskets.
- Refitted and fully tiled family bathroom with shower over the bath, vanity unit and w.c.
- Double glazing, gas central heating, combination Baxi boiler.
- Part boarded loft with pull down ladder, so excellent for storage.
- Fully enclosed rear garden that has been landscaped and levelled with an area of artificial lawn, good sized deck and planters all made from recycled and reformed plastic, which not only look good, are hardwearing and low maintenance. Insert spot lighting in the garden as well as water supply.
- Garden cabin with power, light and internet so ideal as a home office or children's playroom.
- Rear access from the garden via a path to a garage (in a block).
- Off road parking for 2 cars to the front with reinforced gravel driveway.
- External cladding to the front, including a new composite front door providing both an attractive and low maintenance finish.

The property is set within a mile of Upton Country Park which offers a wonderful area for walking, cycling as well as a woodland play area, tea rooms and the grade 2 listed Georgian Mansion. Poole Town Centre is approximately 2 miles away and Poole Quay, a little further on. There is a range of well-respected local schools, including Upton Infant School and Lytchett Minster School. Local shops are within half a mile, along with Lidl and Co-op supermarket.

COUNCIL TAX BAND: C

EPC RATE: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

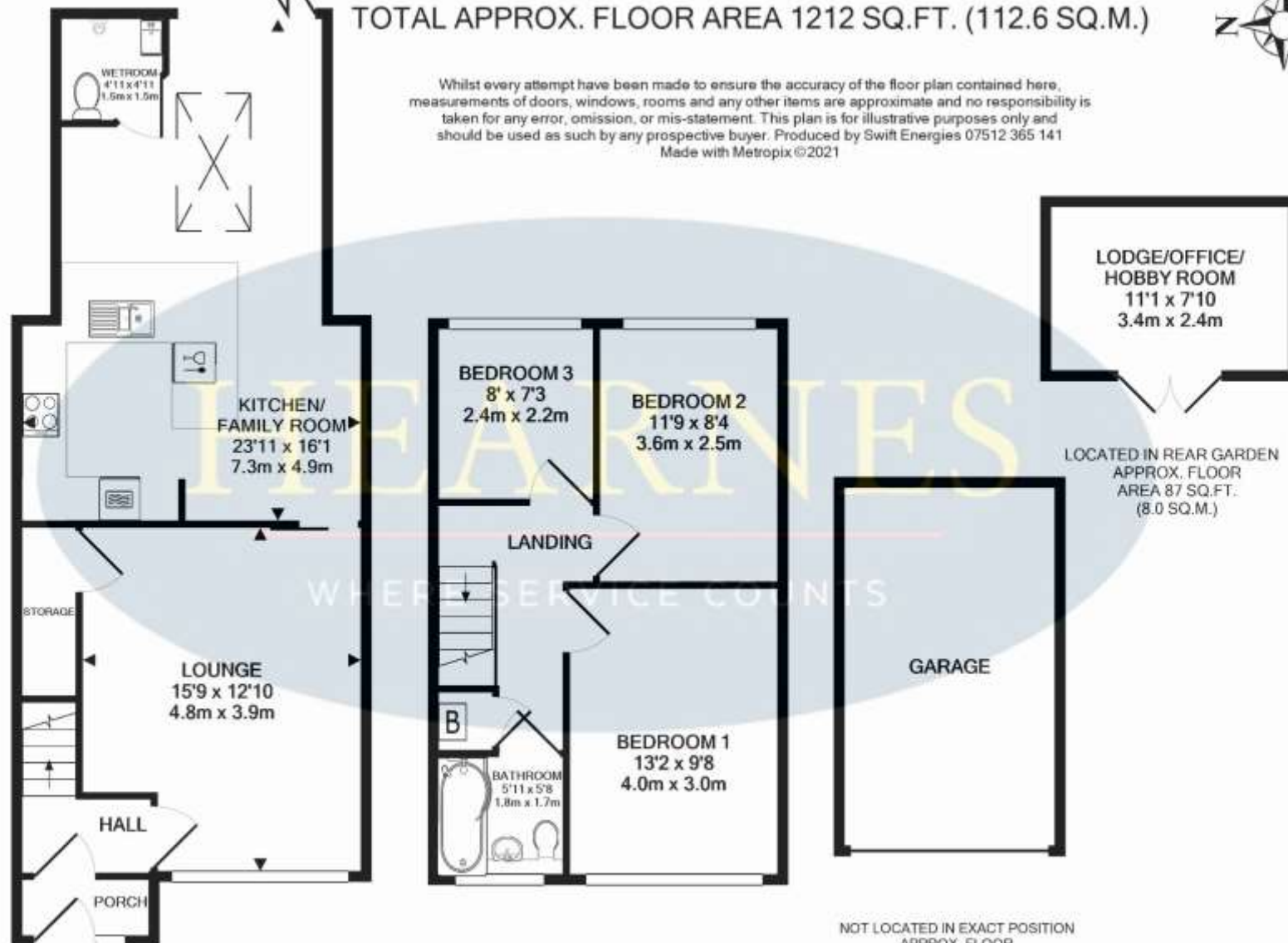




TOTAL APPROX. FLOOR AREA 1212 SQ.FT. (112.6 SQ.M.)



Whilst every attempt have 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 buyer. Produced by Swift Energies 07512 365 141
Made with Metropix ©2021



GROUND FLOOR
APPROX. FLOOR AREA 573 SQ.FT. (53.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR AREA 389 SQ.FT. (36.1 SQ.M.)

NOT LOCATED IN EXACT POSITION
APPROX. FLOOR AREA 163 SQ.FT. (15.1 SQ.M.)





HEARNES

WHERE SERVICE COUNTS

www.hearnes.com

18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: poole@hearnes.com

Offices also at: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE