



**Stabler Way, Hamworthy  
Poole, Dorset, BH15 4FJ**

# Stabler Way, Hamworthy, Poole, Dorset, BH15 4FJ

## Freehold Price £340,000

A stunning three bedroom mid terrace home with a superb kitchen/dining room, built in 2015 and is part of the Carters Quay development of new homes built by Inland Homes. The property is situated within ½ a mile of the famous Poole Quay with its range of bars and restaurants.

- 3 bedrooms
- 2 bathrooms (1 en-suite shower room with Duravit sanitaryware and Grohe fittings)
- Ground floor cloakroom
- Contemporary kitchen/dining room with a good range of units and Zanussi appliances including a dishwasher, washer/dryer, fridge/freezer, gas hob and hood
- Light & airy feel throughout
- Fitted carpets & blinds included in the sale
- Off road parking for one car in bay 109
- Recently landscaped rear garden with artificial turf, lovely patio ideal for outside dining and gated access to the rear

The house was built in 2015 as part of an expansive modern contemporary development close to Poole Harbour and Hamworthy Park, with its lovely beaches, and within easy reach of Poole Quay and town centre. In fact, the current owners commented on how it can sometimes feel like being on holiday with the beach being so close and the always popular Poole Quay just over the bridge. On the quay there are plenty of cafes, bars, and restaurants, and always some form of entertainment on offer. There are boat cruises to Brownsea island, around the Harbour and Arne Bay. Also, within half a mile is the Condor ferry with regular crossings to the Channel Islands.

COUNCIL TAX BAND: D      EPC RATE: B



AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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 1000 SQ.FT. (92.9 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 buyer. Produced by Swift Energies 07512 365 141  
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GROUND FLOOR  
APPROX. FLOOR  
AREA 500 SQ.FT.  
(46.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 501 SQ.FT.  
(46.5 SQ.M.)

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