



**Lulworth Close, Hamworthy  
Poole, Dorset, BH15 4QR**

# Lulworth Close, Hamworthy, Poole, Dorset, BH15 4QR

## Freehold Price £380,000

Rarely available in a setting like this. An immaculate and spacious 3 double bedroom extended town house, offering under cover parking for 2 cars, garage and a beautiful low maintenance courtyard garden. The property is set in a quiet development overlooking a lovely Green and is only 400m from the public slipway in Lake Rd, the same distance to Lake Yard Marina and boat yard with its popular restaurant and bar and is within half a mile of Lake Beach. It was constructed by local developers Cummings in 2005 as part of a small development of similar properties and makes an ideal 'lock up and leave' with landscaped low maintenance gardens and spacious accommodation.

- 3 double bedroom extended town house
- Immaculately presented throughout
- Generous master bedroom with twin double glazed window, fitted wardrobes and matching units by Sharps
- Lovely kitchen finished in high gloss cream units and complimentary work tops including integrated dishwasher, fridge/freezer cooker, gas hob with glass splash back and the room enjoys views over the Green
- Large walk in cupboard under the stairs – perfect for storage
- Generous extended lounge/dining room with Velux windows and double door leading onto a courtyard garden
- Landscaped low maintenance courtyard garden with a range of mature shrubs which enjoys a sunny aspect throughout the day
- Garage with power & light
- Carpets & blinds included in the sale
- Gas central heating, double glazing walk in airing cupboard with shelving & gas fire in the lounge

The property is situated 500 metres away from Hamworthy Park which is an attractive harbourside area of 26 acres and includes a children's play area and Hamworthy Beach, all naturally benefiting from the panoramic views of Poole Harbour and the Isle of Purbeck beyond. Lake Yard Yacht Club is 400m away with a lovely restaurant and mooring facilities, Lake Pier Beach is just a little further on which is a lovely natural beach enjoyed by locals. Poole Town Centre is approximately 1.5 miles away and can be accessed along a parkland walk by the sea and past Poole Quay. There are various Marinas nearby including Lake Yard Cobbs Quay and Hamworthy also has a public boating slipway and Nature Reserve at Rockley Sands.

**COUNCIL TAX BAND: D**

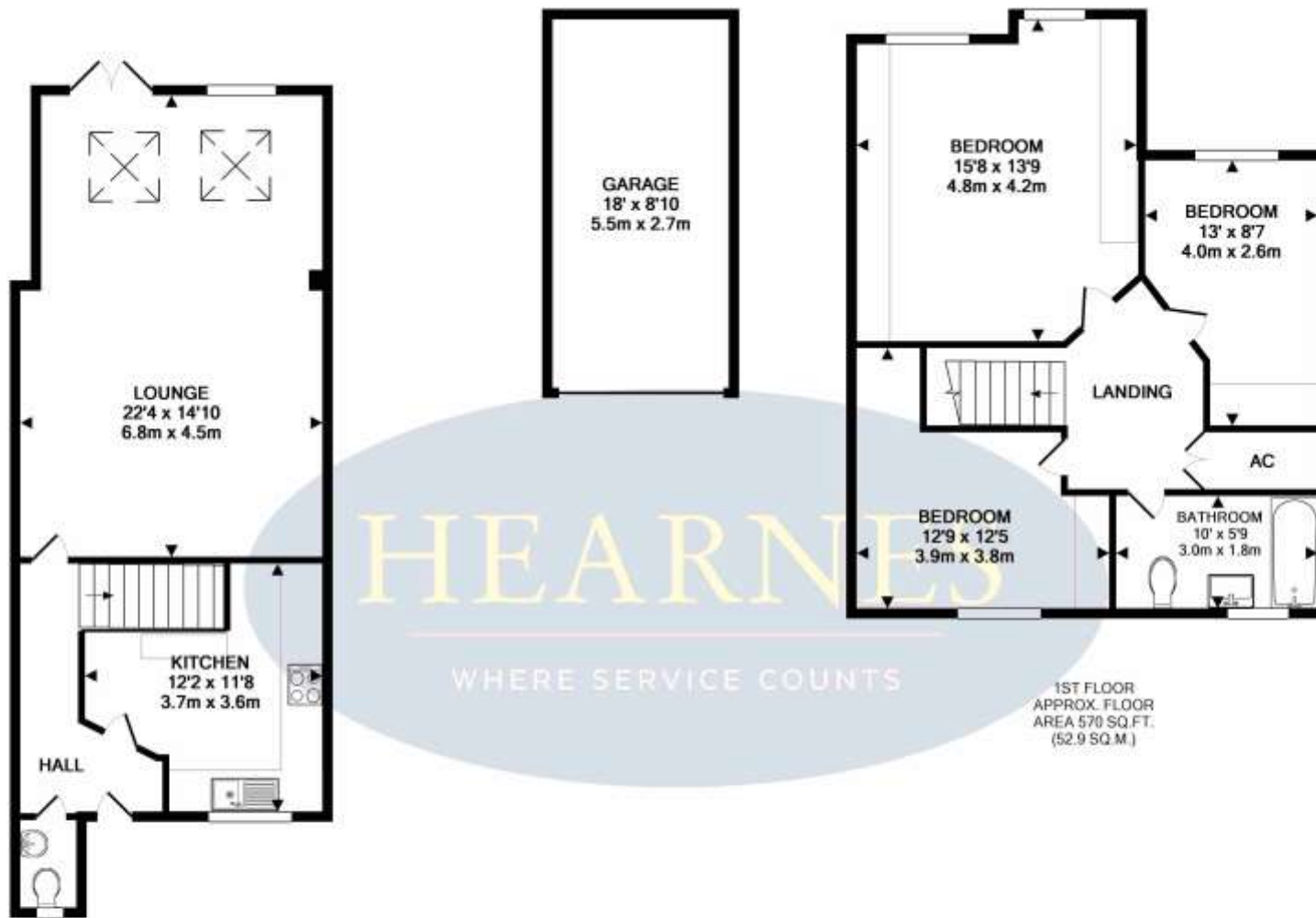
**EPC RATE: D**

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.





View from kitchen



GROUND FLOOR  
 APPROX. FLOOR  
 AREA 676 SQ.FT.  
 (62.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1246 SQ.FT. (115.7 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Green opposite property



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