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Hewitt Road, Hamworthy, Poole, BH15 4QB

Guide price £269,500

NEW INSTRUCTION IN HAMWORTHY, £269,500. Take a look at this modern style two double bedroom semi detached house located in Hewitt Road, Poole. This modern style home has a white fitted kitchen with integrated appliances. Sunny aspect lounge reception with laminate wood effect flooring and neutral decor, with double glazed door leading to the rear garden. Upstairs are two double bedrooms and a modern bathroom with white suite. Gas central heating via a combi boiler and double glazing. There is a double glazed entrance porch. The rear garden is easy maintenance being mainly laid to shingle with the front driveway having parking for one car. There is also a garage located to the back of the property. Council Tax band is C.







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FRONT DOOR AND ENTRANCE PORCH
6'5" x 2'8" (1.97 x 0.82)
Double glazed porch with white panelling and double glazed door leading into the porch. New flooring lino. Double glazed inner front door with glass panels leading into the lounge. Meter box.

ENTRANCE HALL
10'0" x 5'7" (3.05 x 1.71)
Double glazed door with two glass panes leading from the porch into this entrance hall. White ceiling, emulsion painted walls and laminate wood effect flooring. Ceiling lighting. Doors to kitchen and lounge. Light switch. Stairs to first floor and landing area.

KITCHEN
10'0" x 5'11" (3.07 x 1.81)
Oak coloured wooden door leading into the kitchen with white door frame. White ceiling, emulsion painted to part and tiled around worktop in white brick shaped tiles with decorative tiled back of the hob. Lino flooring. Ceiling lighting. Double glazed window overlooking front aspect. There is a wall mounted glo worm combi boiler in one of the wall cupboards.
A range of modern white fronted units with grey worktops. Integrated fridge freezer, integrated dishwasher, built in double oven and glass four ring top hob. Light switch, plug sockets and fuse switch. Space and plumbing for washing machine.

LOUNGE
16'1" x 11'11" (4.92 x 3.64)
Leading from the entrance hall with wooden oak coloured door and glass panel into this light and airy lounge reception room facing over the rear of the property. White ceiling, emulsion painted walls and laminate flooring. Double glazed window witj opening and double glazed door leading to outside. Ceiling lighting. Light switch, plug sockets and TV socket. Under stairs storage cupboard.

STAIRS AND LANDING
8'3" x 8'8" x 5'11" (2.54 x 2.66 x 1.82)
Stairs leading from the entrance hall to the first floor and landing area. White decor to ceiling and walls with newly fitted carpet. Light switch. Doors to all first floor rooms.

BEDROOM ONE (DOUBLE MAIN REAR)
9'10" x 12'4" (3.01 x 3.76)
Wooden door leading into this double bedroom being the main room and facing over rear aspect. White ceiling, emulson painted walls and fitted carpet. Ceiling lighting. Radiator. Light switch and plug sockets. Double glazed window with opening and fixed panes.

BEDROOM TWO (DOUBLE FRONT)
11'10" x 9'1" (3.61 x 2.78)
Door leading into this double bedroom with front facing aspect. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Radiator. Light siwtch and plug sockets. Double glazed window with opening and fixed panes.

BATHROOM
6'11" x 6'5" (2.12 x 1.98)
Wooden door leading into this modern style bathroom with white ceiling, aqau boarded panelled walls and tiled flooring. Ceiling lighting. Chrome effect Radiator. White ceramic sink set on vanity unit with chrome effect fittings. White wc with seat and lid and cistern flush. White pea shaped bath with shower screen, chrome effect fittings and side bath panel with power shower over the bath. Double glazed window to side aspect.

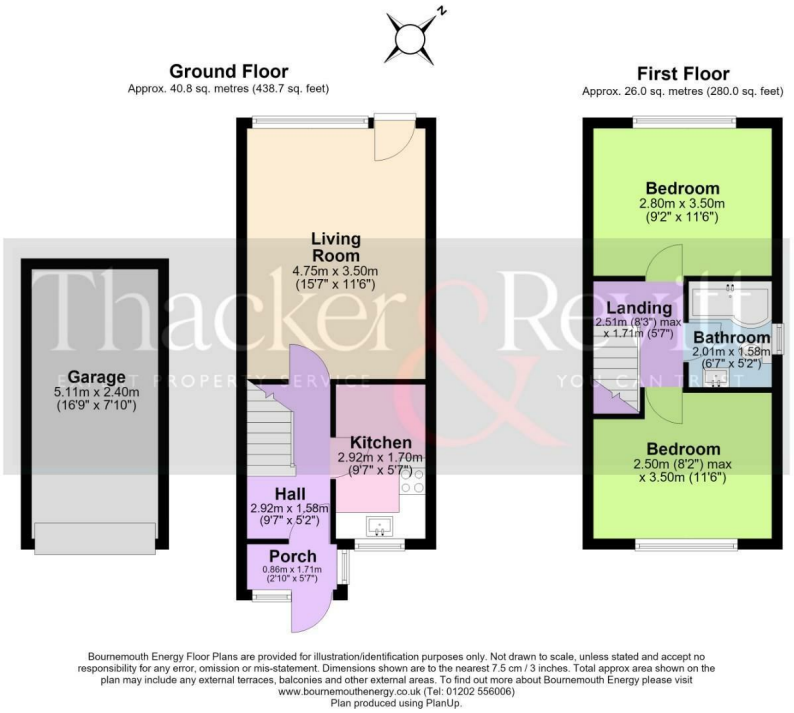
FRONT GARDEN AND DRIVE
To the front of the property is driveway parking for one car and a tiled area. Fencing to one side.

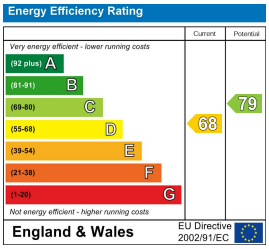
REAR GARDEN
This sunny aspect rear garden is easy maintenance being mainly laid to shingle. Panel fencing. Wooden gate at the back of the garden leading to single garage.

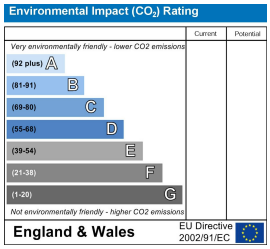
GARAGE
There is a single garage conveyed with the property with up and over garage door. Loacated at the back of the property through a shared driveway access. Garage is located on the left hand side.

TENURE
The property is FREEHOLD.

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Please Note:

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Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD

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