

3 bedroom semi-detached house for sale, Coles Avenue, Hamworthy, Poole BH15 (23



Location **South West, Dorset**
<https://www.freedasz.co.uk/x-165768-z>

This three bedroom family home is located in this popular area of Hamworthy close to local amenities, bus routes and schools. Benefiting from off road parking, garage and enclosed garden, viewing is recommended. Entrance Via opaque double glazed door into: Hall Light point, stairs rise to first floor, radiator, power points, open plan understairs storage area, upvc opaque double glazed window to side elevation, door to bathroom, door to: Lounge 4.71m (15'5) [max] x 3.25m (10'8) [max] Coved and textured ceiling, ceiling light point, radiator, power points, telephone point, upvc double glazed window to front elevation, opaque glazed wooden door to: Kitchen/Breakfast Room 4.21m (13'9) [max] x 3.65m (11'11) [max] Coved and textured ceiling, ceiling light point, range of wall mounted and base units with worktops over incorporating single bowl single drainer stainless steel sink unit with mixer tap, 4-ring induction hob with extractor above, built in electric double oven with cupboard above and drawers below, breakfast bar, wine rack, space and plumbing for dishwasher, space for under counter fridge or freezer, partly tiled, power points, part tiled flooring, part wood laminate flooring, radiator, storage cupboard, double opening upvc double glazed doors to conservatory. Kitchen Extension 2.75m (9') x 1.73m (5'8): Range of wall mounted and base units with worktops over, space and plumbing for washing machine, vent for tumble dryer, space for fridge/freezer, power points, tiled flooring, radiator, storage cupboard providing storage space and shelving, upvc opaque double glazed window to side elevation, upvc double glazed door to conservatory. Conservatory 5.67m (18'7) [max] x 2.93m (9'7) Part brick and part upvc construction, light point, wall light points, power points, tiled flooring, range of upvc double glazed windows to side and rear elevations, double opening upvc double glazed doors to garden. Ground Floor Bathroom Coved and textured ceiling, ceiling light point, partly tiled, low flush wc, pedestal wash hand basin, panelled bath with pillar taps, part tiled surround and wall mounted shower unit, radiator, wall mounted extractor fan, upvc opaque double glazed window to side elevation. First Floor Landing Light point, access to loft via hatch, upvc double glazed window to side elevation. Bedroom One 3.46m (11'4) [max] x 2.96m (9'8) Light point, radiator, power points, upvc double glazed windows to front elevation, door to: En-Suite (potential) Currently unfinished room with potential for: Low flush wc, wall mounted wash hand basin, potential for shower cubicle, cupboard housing gas boiler with shelving above, upvc double glazed window to front elevation. Bedroom Two 3.25m (10'8) [max] x 2.84m (9'3) [max] Light point, radiator, upvc double glazed window to rear elevation. Bedroom Three 2.52m (8'3) x 2.23m (7'4) Light point, radiator, power points, upvc double glazed window to rear elevation. OUTSIDE Front Area laid to lawn, low level brick walling to side and front, low level fencing to other side. Driveway Extending alongside the property providing off road parking for 3-4 vehicles, leading to: Garage/Workshop Personal door to: Rear Garden Mainly laid to lawn with raised decking area towards the bottom of the garden, further hard-standing area, enclosed by part panelled fencing and brick.

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