



4a Hamilton Road  
Hamworthy  
BH15 4EW

3 bedroom bungalow set within a large plot a short distance from the coast with detached garage and potential to extend.

Guide Price of £535,000

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**Set along its own private driveway behind Hamilton Road, this 3 bedroom detached bungalow is set in a very substantial plot with both a detached garage and car port.**

**The property is situated close to the delightful Hamworthy Park with its views over Poole Harbour and access to excellent coastal walks. Rockley Park is also within a stone's throw, providing a range of outdoor and water activities.**

A good size L-shaped hallway welcomes you into the property and leads onto all rooms. With a good internal footprint, the bungalow has plenty of scope to extend or remodel (STPP). The kitchen benefits space for breakfast dining with a pleasant rear-facing window over the sink and views onto the garden. The living room is bright and spacious with sliding doors into the conservatory.



The property benefits three double bedrooms of which two feature large bay windows overlooking the front of the property, providing an abundance of natural light. Bedroom 3 would also make for an ideal home office or nursery.

To the rear of this home you will find the large lawned garden plus a host of trees, shrubs and a fish pond.

To the front of the property is a spacious driveway with parking for numerous vehicles along with space to store boats/caravans/trailers etc. This in turn leads to the detached garage with power and light.

Hamworthy village is ideally located with its many amenities and parks. The main line station has direct links to London and Weymouth and is only a short distance to the larger conurbation of Poole.



The bungalow opens into a wide hallway which gives a great sense of space to this well proportioned property.

The kitchen is bright and has a lovely rear-facing aspect looking out onto the garden and benefits from a back door leading onto a porch/conservatory with handy storage space for coats and boots. The kitchen has fitted units, built in oven, space for fridge freezer and a serving hatch to the living room.

The living room enjoys views from the large window and sliding doors to the rear conservatory and garden beyond. The room itself is a very good size with plentiful natural light and also benefits from a brick surround fire.





All three bedrooms are of a generous size with large windows and a range of fitted units.

Bedroom 1 is a spacious double with fitted wardrobes and a bay window overlooking the front of the property.

Bedroom 2, similar to the previous, is also a good sized double with a characterful bay window.

Bedroom 3 is a double currently arranged as an office with fitted desk and furnishings.

The family bathroom comprises of a double shower cubicle, pedestal basin and WC. With the bathroom situated adjacent bedroom 1 this could be converted into an en suite with little work (STPP).





The outside of the bungalow is of particular note with the size of the gardens providing huge potential to purchasers looking to extend, or those with green fingers wanting a blank canvas to work on!

The garden itself is mainly laid to lawn with a variety of patio areas, paved paths and ornamental shrubs, as well as mature trees, flower beds and vegetable patches. Two outbuildings provide secure outside storage, invaluable in a garden of this size.

To the front of the property is the spacious driveway which has ample room for several vehicles as well as a detached garage. There is also plenty of space for storage without compromising the car parking. The detached garage is an excellent space in which to store kayaks/canoes/bikes of which is in high demand being so close to both coast and countryside. The property is approached via a long private and gated drive.



Viewing by appointment through sole agent

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