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Palmer*Snell*

Old Rectory Mews, Poole, Dorset

Asking Price: £365,000





NEW BUILD HOME ** READY NOW ** with open-plan kitchen/diner INC INTEGRAL APPLIANCES, EN-SUITE AND FAMILY BATHROOM, landscaped garden, EV charging and PARKING FOR TWO CARS.

An impressive three-bedroom end-of-terrace home forming part of Old Rectory Mews, a collection of newly built homes in the popular Hamworthy area of Poole.

Thoughtfully designed and finished to a high standard throughout, Plot 12 combines contemporary interiors with a practical layout ideally suited to modern family life.

The entrance hall immediately sets the tone, with light oak wood-effect LVT flooring continuing through the principal ground-floor accommodation. A stylish ground-floor cloakroom features a concealed cistern WC, vanity wash basin with storage, chrome mixer tap, fitted mirror and chrome heated towel rail.

The separate lounge is a bright and comfortable reception room benefiting from dual-aspect windows to the front and side elevations, a contemporary wall-mounted radiator and recessed spotlighting. Stairs rise to the first floor, while a door leads through to the impressive open-plan kitchen/dining room.

Designed as the heart of the home, the kitchen/dining room features a stylish matt light grey Shaker-style kitchen with chrome handles and stonework surfaces. A central island provides additional cupboard storage together with breakfast bar seating for two, complemented by pendant lighting above.

A comprehensive range of integrated appliances includes a dishwasher, double fan-assisted oven, induction hob with stainless steel chimney-style extractor and integrated 70/30 fridge/freezer. An undermounted one-and-a-half bowl stainless steel sink with chrome mixer tap is positioned beneath the rear window.

French doors open directly from the dining area onto the patio and rear garden, creating an excellent connection between the indoor and outdoor entertaining spaces. The under-stairs cupboard provides useful additional storage together with concealed plumbing and power for a washing machine or washer/dryer.

Upstairs, soft light grey deep-pile carpeting extends across the landing and into all three bedrooms. Bedroom one is positioned to the front and benefits from its own contemporary en-suite shower room, featuring contrasting wall and floor tiling, a concealed cistern WC, vanity wash basin with storage, chrome heated towel rail and walk-in shower enclosure with glass screen and dual shower heads, including a rainfall shower.

Bedrooms two and three overlook the rear garden, with bedroom two providing a generous double bedroom and bedroom three a well-proportioned single bedroom, ideal for a child's room, guest bedroom or home office.

The family bathroom is finished in a contemporary style with contrasting wall and floor tiling and comprises a bath with chrome shower and glass shower screen, concealed cistern WC and vanity wash basin with useful storage and chrome mixer tap. Further features include a wall-hung chrome heated towel rail, recessed spotlighting and a window to the side elevation providing natural light.

Additional storage is provided within the first-floor boiler cupboard, while a loft hatch on the landing provides access to the loft area.

Outside, Plot 12 benefits from a landscaped rear garden with an extensive paved patio, ideal for al fresco dining and entertaining, together with lawn and established planting. The patio wraps around to the rear, while gated side access, a gravel pathway and an additional storage area add further practicality. An outside tap is also provided to the rear elevation.

The attractive exterior combines brickwork with rendered detailing, complemented by a light grey composite entrance door with chrome ironmongery. A private driveway provides parking for two vehicles and an EV charging point is also provided.

A beautifully finished new home offering an excellent combination of contemporary specification, well-planned accommodation and attractive outside space within easy reach of Poole, the harbour and Hamworthy's local amenities.

Old Rectory Mews is situated in Hamworthy, a popular residential area of Poole offering an appealing combination of coastal living and convenient access to the town.

Hamworthy provides a good selection of everyday amenities, schooling and transport connections, while nearby Hamworthy Park occupies an attractive position on the shores of Poole Harbour.

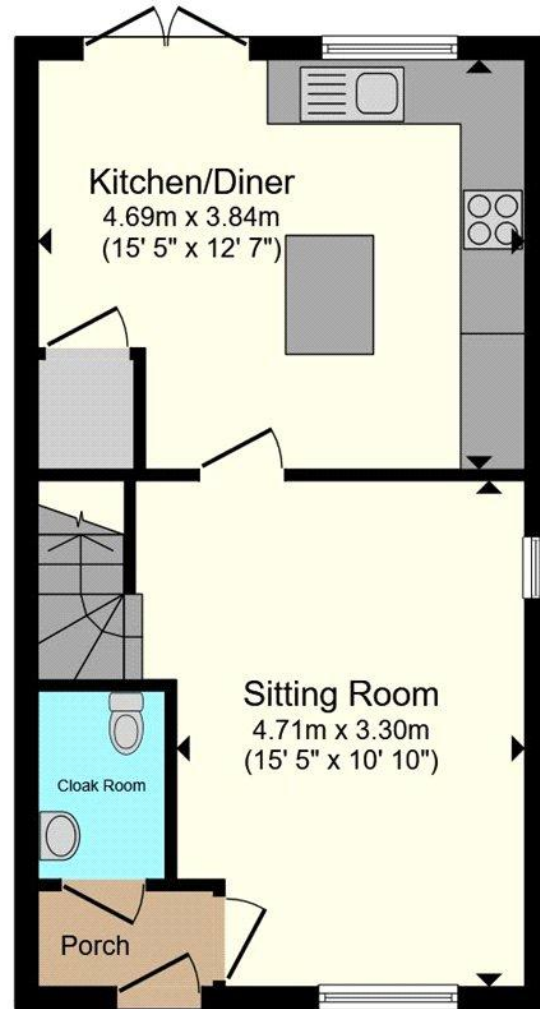
The park and beach provide open green space and attractive views across the harbour towards the Purbeck Hills.

Poole itself offers an extensive range of shopping, leisure and recreational facilities together with its historic Quay, restaurants and waterside attractions. The wider area is particularly well known for its natural harbour and coastline, with easy access towards the beaches of Poole and Bournemouth.

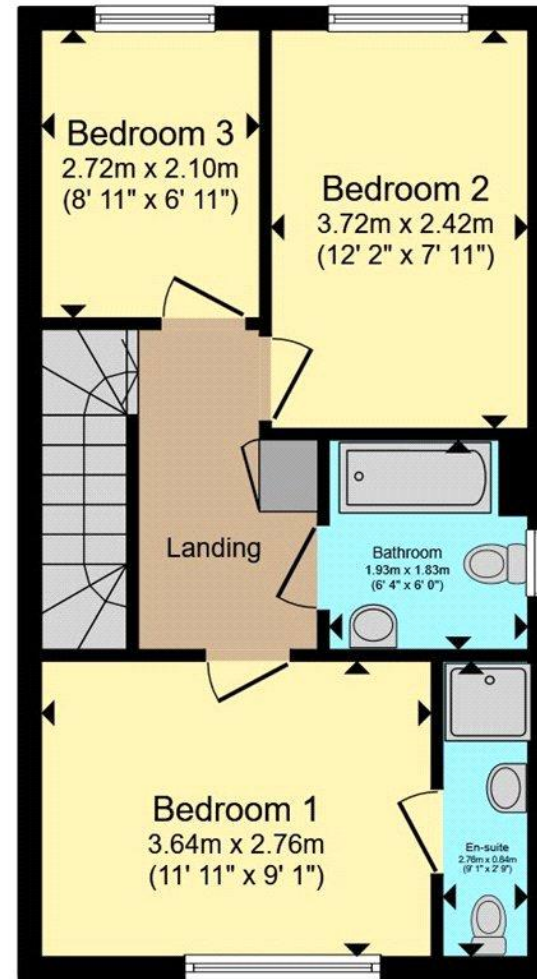








Ground Floor



First Floor

Total floor area 78.4 m² (844 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Council Tax Band: **TBC**

Tenure: **Freehold**

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Viewing arrangement by appointment: **01202 622688**

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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