



HIVE



31 STABLER WAY
POOLE
BH15 4FJ

Agent's introduction

Built in 2014, this stylish and well-presented four-bedroom house is located in the desirable Carters Quay development, just a short walk from Poole Quay and Hamworthy Park.





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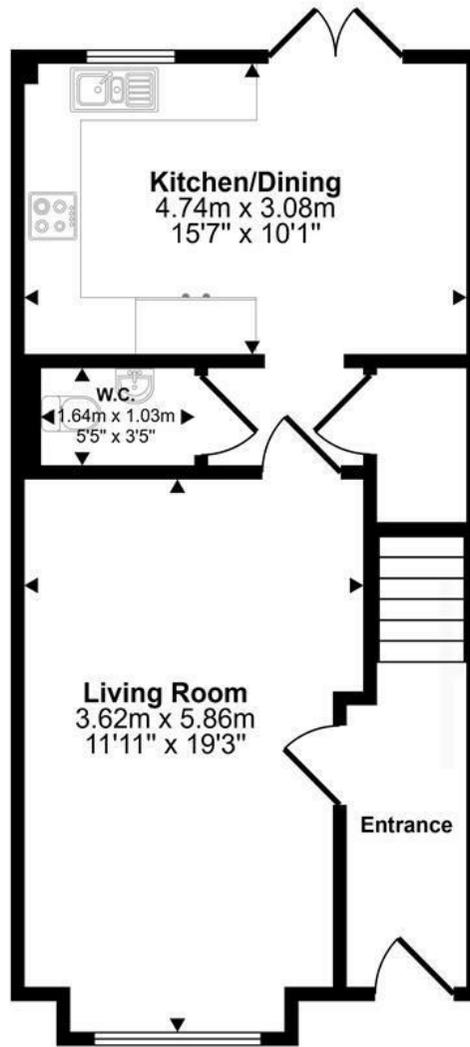
Property highlights

- Modern and well-presented four-bedroom house
- Built in 2014 and located on the sought-after Carters Quay development
- Walking distance to Poole Quay and Hamworthy Park
- Spacious living room with full-height front window
- Stylish open-plan kitchen/diner with integrated appliances
- Ground floor cloakroom and useful storage cupboard
- Principal bedroom with newly refurbished en-suite shower room
- Second (guest) bedroom with additional en-suite
- Two further bedrooms plus a modern family bathroom
- Private rear garden with patio area – ideal for outdoor entertaining



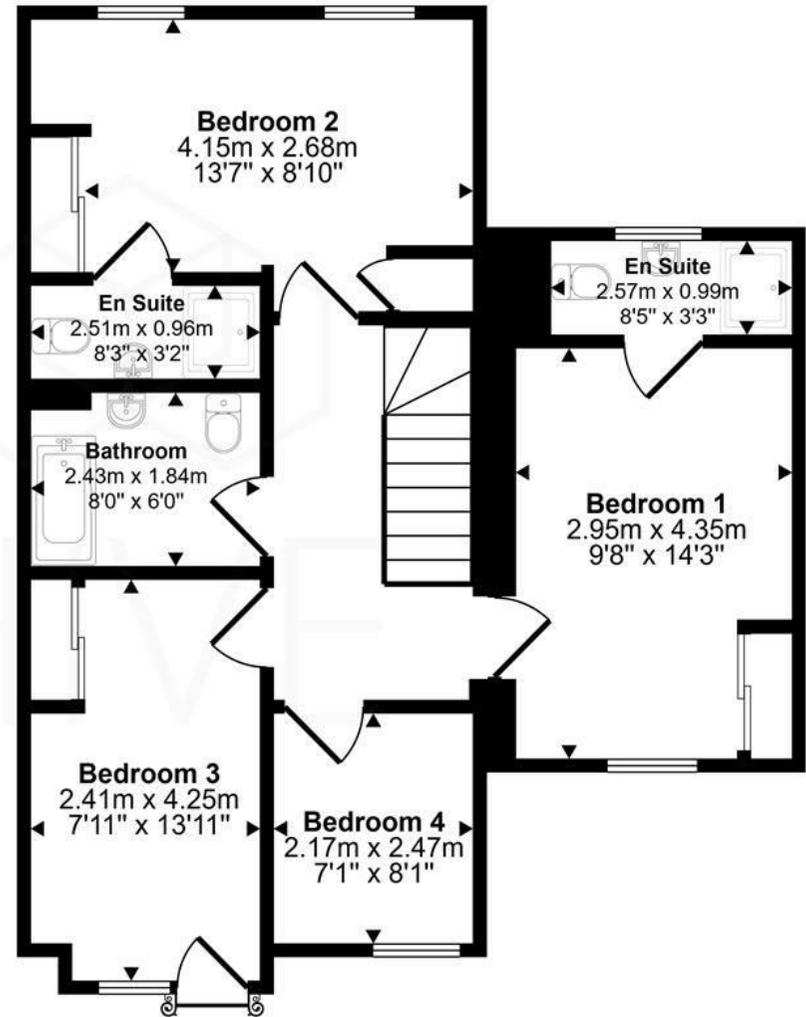
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Floor plan and EPC



Ground Floor
Approx 48 sq m / 512 sq ft

Approx Gross Internal Area
113 sq m / 1220 sq ft



First Floor
Approx 66 sq m / 707 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		79	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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