



FOR SALE
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**42 Broadwater Avenue, Lilliput, Poole,
Dorset, BH14 8QJ**

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FREEHOLD PRICE £620,000

Set in a quiet and popular location is this 2 double bedroom detached bungalow (formally a 3 bedroom property with bedroom 3 now open to bedroom 2, however could be converted back.) Offering a generous kitchen/dining room, sitting room, large conservatory, along with ensuite cloakroom to master bedroom, separate shower room, utility room and half size garage for storage. The owners have lived here for 30 years and have loved the location with its nearby walks and bus stop opposite and the very private, fully enclosed south facing garden. There is off road parking for 3 cars and a carport.

- Detached 2 (formerly 3) bedroom bungalow in a popular residential area
- Good size kitchen/dining room refitted in an excellent range of white high gloss units with work tops over and integrated appliances to include induction hob with extractor, double oven, fridge/freezer and freestanding dishwasher
- Lounge with doors to a 23' x 12' conservatory/dayroom
- Bedroom one with excellent built in wardrobes, storage and ensuite cloakroom
- Bedroom two has been opened into bedroom 3 (could be converted back) to form a generous room with dressing area and fitted wardrobes
- Family bathroom (presently the door is removed to aid disabled access)
- Further shower room
- Gas central heating and double glazing
- Garage converted into a front area for storage and a rear utility room having space and plumbing for washing machine and tumble dryer
- Fully enclosed and private south facing garden with patio, lawn and steps up to a raised seating area with covered outside relaxation/dining area.
- Carport and off road parking for 3 cars with potential for more
- Currently having a ramp entrance (which could remain) for wheelchair access

Broadwater Avenue runs between Alton Road and Pottery Road and has everything on its doorstep, so hugely convenient for modern living. It is on a bus route and has local open spaces nearby for walks and Whitecliff Family Harbourside Park, half a mile away offering harbourside walks, children's play area and great open space for dog walkers. This popular location is ideal for families, with a great selection of schools nearby and good for local shops at the end of Pottery Road to include a post office, butcher, beauty salon and hardware store. Ashley Cross shops, bars and restaurants are within a mile and so is Penn Hill. Sandbanks beach is approximately 3 miles away and Poole Park under 2 miles.

COUNCIL TAX BAND: D

EPC RATE: D

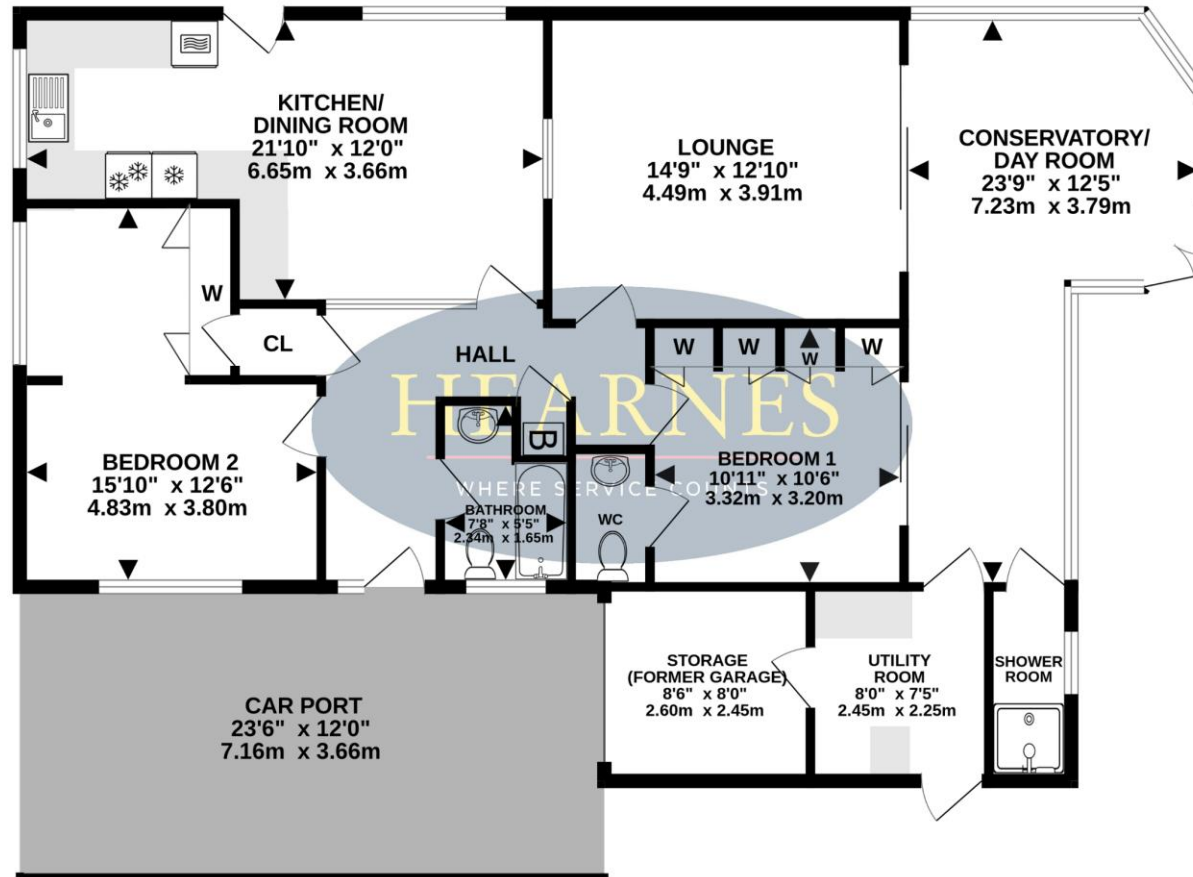
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL FLOOR AREA : 1239 sq.ft. (115.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: poole@hearnes.com

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