



**Greenwood Avenue, Lilliput BH14 8QD**  
**£1,100,000 Freehold**









## Property Summary

An attractive and much improved four bedroom detached character residence with a substantial west facing garden in a desirable location close to Lilliput First School, central amenities and Salterns Marina.



## Key Features

- Detached character home
- Extended and modernised
- Entrance hall & cloakroom
- Open plan kitchen dining room
- Three reception areas
- Delightful conservatory
- Four bedrooms
- Bathroom & shower room
- Substantial west facing garden
- Garage and driveway



## About the Property

This attractive four bedroom detached family home has been extended and sympathetically modernised by the current owners whilst retaining much of the original character. The accommodation is immaculately presented throughout and offers a versatile arrangement extending to approximately 2,114 sq ft.

The property is approached via an open porch leading to a large reception hall with an adjoining guest cloakroom and understairs storage cupboard.

A particular feature of this property is the impressive open plan kitchen lifestyle space opening directly onto the garden. The kitchen area offers a quality range of fitted units with integrated appliances and a sociable central island incorporating a breakfast bar. The dining area has a lantern skylight window and patio doors onto the adjoining outside terrace. In addition, double interconnecting glass doors open to a front lounge/family room.

On the opposite side of the property there are two further reception areas with a welcoming wood burning stove and an adjoining conservatory overlooking the garden.

Stairs from the reception hall lead to the first floor landing with built-in storage cupboards.

The main bedroom has double doors opening to a front balcony and has an ensuite bathroom with a 'jack & jill' arrangement to another bedroom or potential dressing room. The two further bedrooms are served by a separate modern shower room.

Externally the property benefits from a substantial west facing rear garden with beautifully established borders. There are two patio areas, outside feature lighting, a large potting shed and gate onto rear footpath. A side access gate leads to the front tiered garden with a central path and driveway to one side. The integral garage/store houses the gas boiler and has a courtesy door to the kitchen.

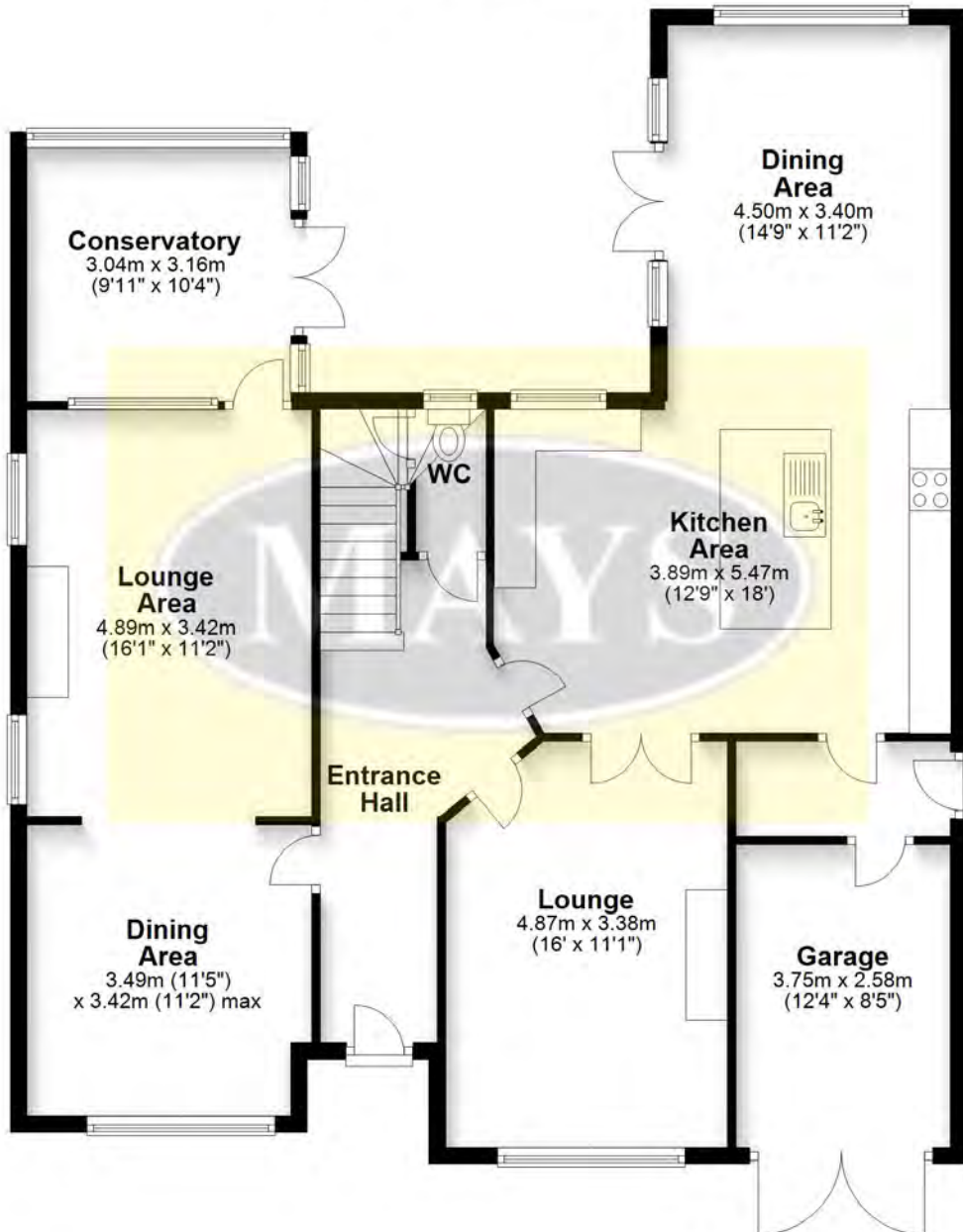


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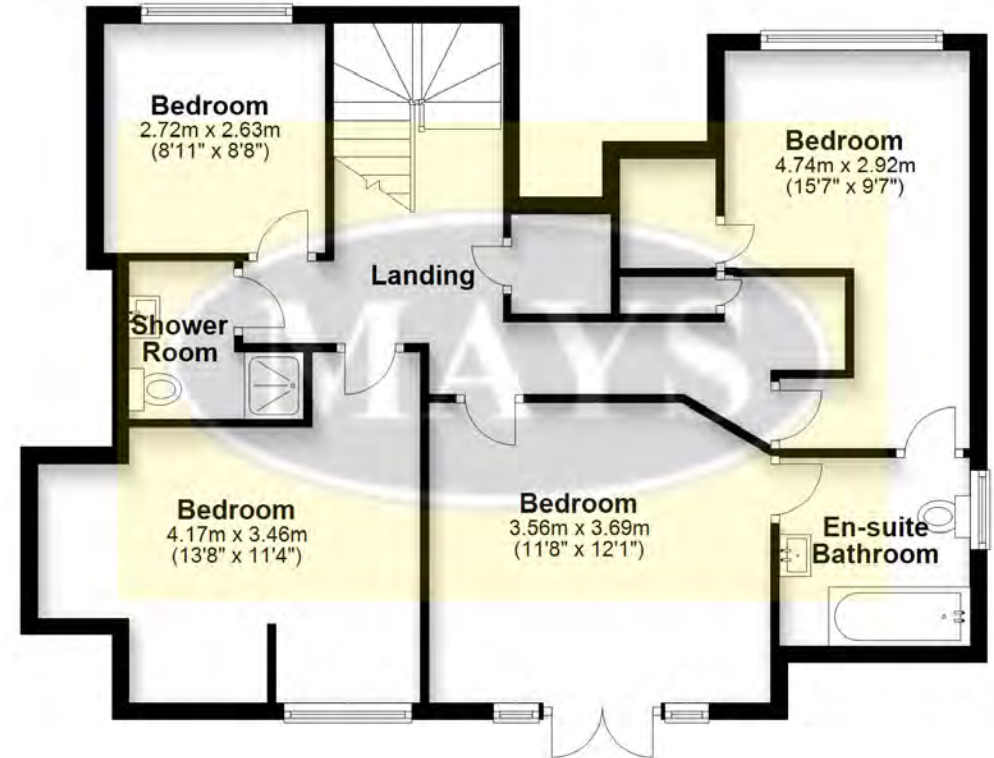
### Ground Floor

Approx. 120.4 sq. metres (1296.0 sq. feet)



### First Floor

Approx. 76.1 sq. metres (818.7 sq. feet)



Total area: approx. 196.5 sq. metres (2114.7 sq. feet)







## About the Location

Lilliput village is located approximately one mile from the award winning beaches at Sandbanks and is home to Salterns Marina, with a variety of shops including a Tesco Express and Co-operative petrol station, award winning Mark Bennett patisserie, Thai restaurant and take away, hairdressers, surf and bike shops.

There is also a doctors' surgery and chemist, along with the highly rated Lilliput First School. Lilliput offers good communications to the town centres of Poole and Bournemouth. Transport communications are excellent as the main line railway station at Poole provides services to Southampton and London. The area offers many sporting facilities including the prestigious Parkstone Golf Club close by.



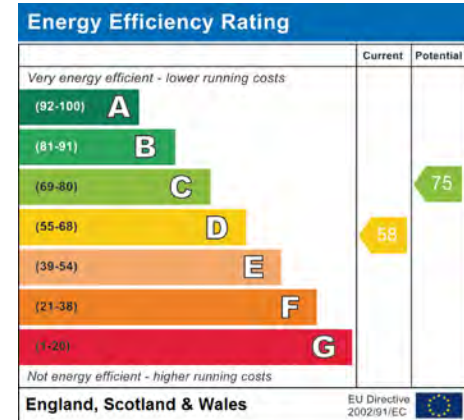
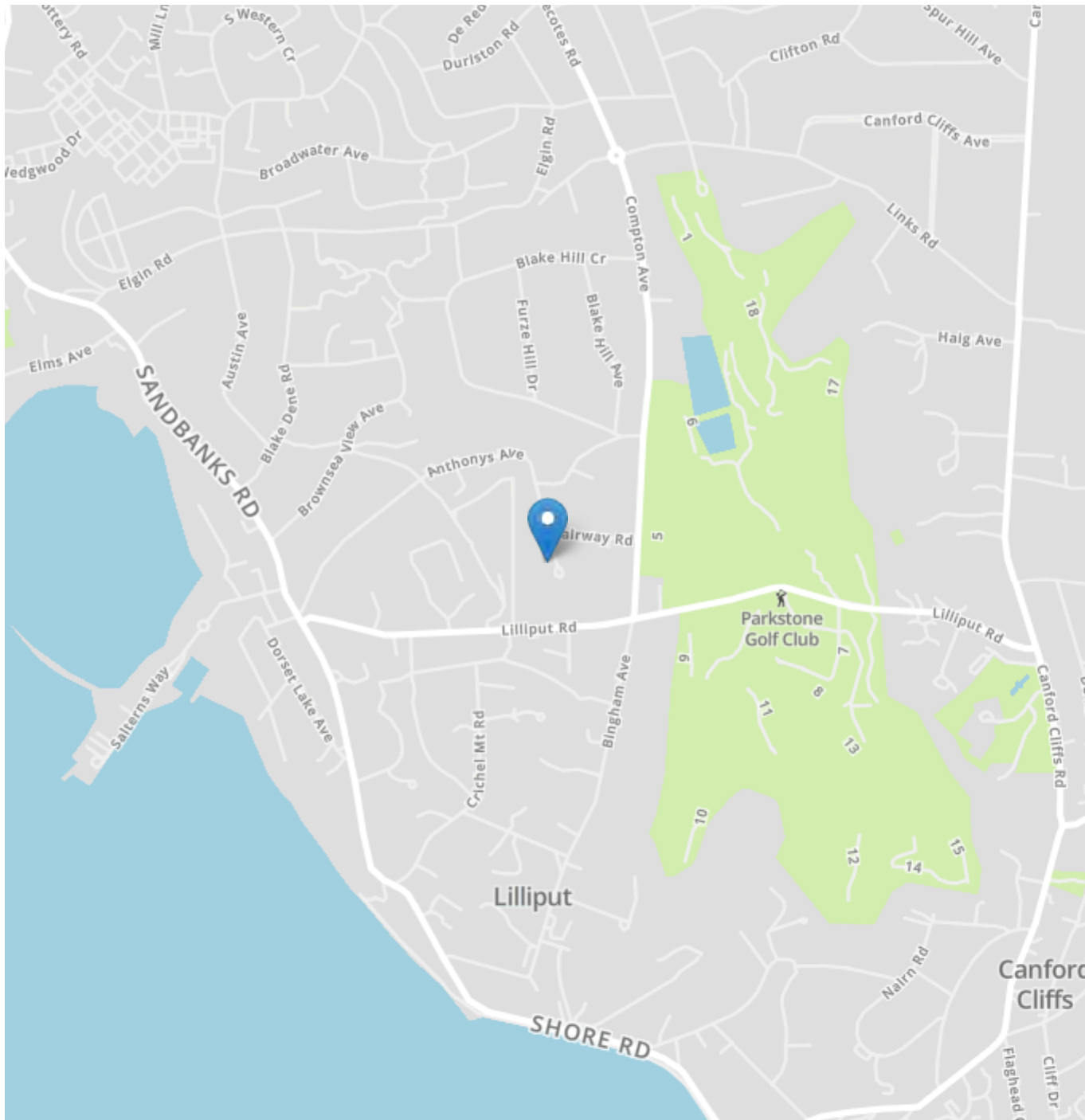
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**New Developments (where applicable)**

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