

Sandbanks Road, Whitecliff BH14 8DA

Guide Price £575,000 Freehold

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## Property Summary

A superb opportunity to acquire a three-bedroom detached home located close to well regarded local schools, Whitecliff Harbourside Park and the amenities of Ashley Cross. The house occupies a generous plot that affords off-street parking to the front and a private rear garden. The internal layout presents a large open plan living/dining/kitchen room which in turn leads to a conservatory that overlooks the rear garden, whilst to the first floor there is a traditional arrangement with three bedrooms being serviced by a family bathroom. A lovely home with a highly convenient address.



## Key Features

- Entrance Hallway with separate access to the living room and kitchen
- Open plan reception space with dining and lounging areas opening to kitchen
- Conservatory opening to the rear garden
- Downstairs cloakroom
- Three first floor bedrooms
- Family bathroom
- Off-street parking for several vehicles to the front and side
- Private rear garden laid to lawn
- Highly convenient location



## About the Property

On entering the property, the hallway has two doors which independently lead to both the living room and kitchen. The living room has a large bay window to the front and there is also a fireplace that acts as a focal point to the room. The living room is open plan to the dining area which in turn is sensibly positioned next to the fitted kitchen.

The kitchen is fitted with a comprehensive range of modern units and appliances and a peninsula unit perfectly defines the kitchen from the dining area.

A conservatory is accessed from the rear of the main living areas and has a wonderful outlook over the rear garden. There is also a useful cloakroom situated to the rear of the property.

To the first floor, there are three bedrooms which are serviced by a family bathroom.



To the front of the property, there is off-street parking for several vehicles and the frontage is retained from the road with a brick wall. The driveway also extends to the side of the property. To the rear of the property, the garden is mainly laid to lawn and the patio extends across the back of the house. The garden is surrounded by mature planting which provides a lovely backdrop.

Tenure: Freehold

Council Tax Band: E

Local Authority: BCP Council

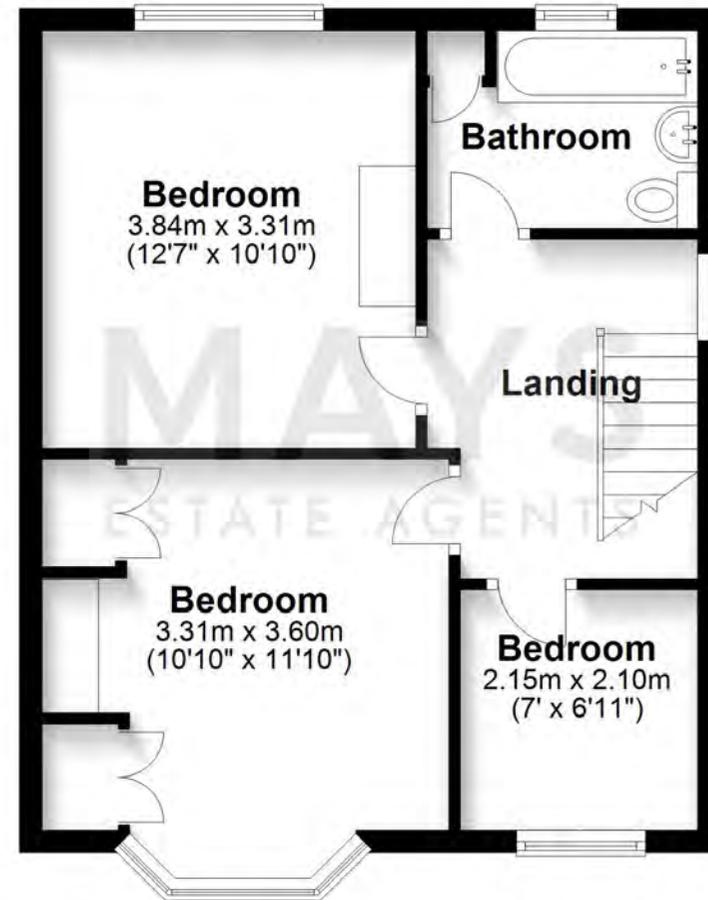
## Ground Floor

Approx. 54.1 sq. metres (582.1 sq. feet)



## First Floor

Approx. 42.0 sq. metres (452.2 sq. feet)



Total area: approx. 96.1 sq. metres (1034.3 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit

[www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)

Plan produced using PlanUp.



## 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 mainline railway station at Poole provides services to Southampton and London. The area offers many sporting facilities including the prestigious Parkstone Golf Club close by.

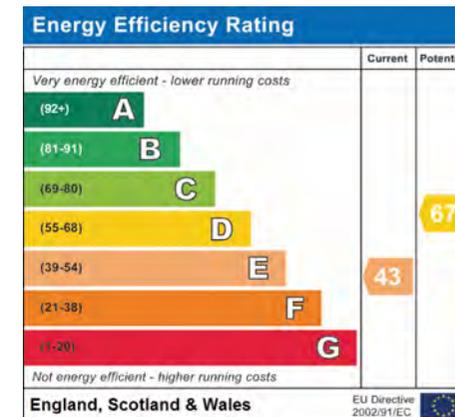
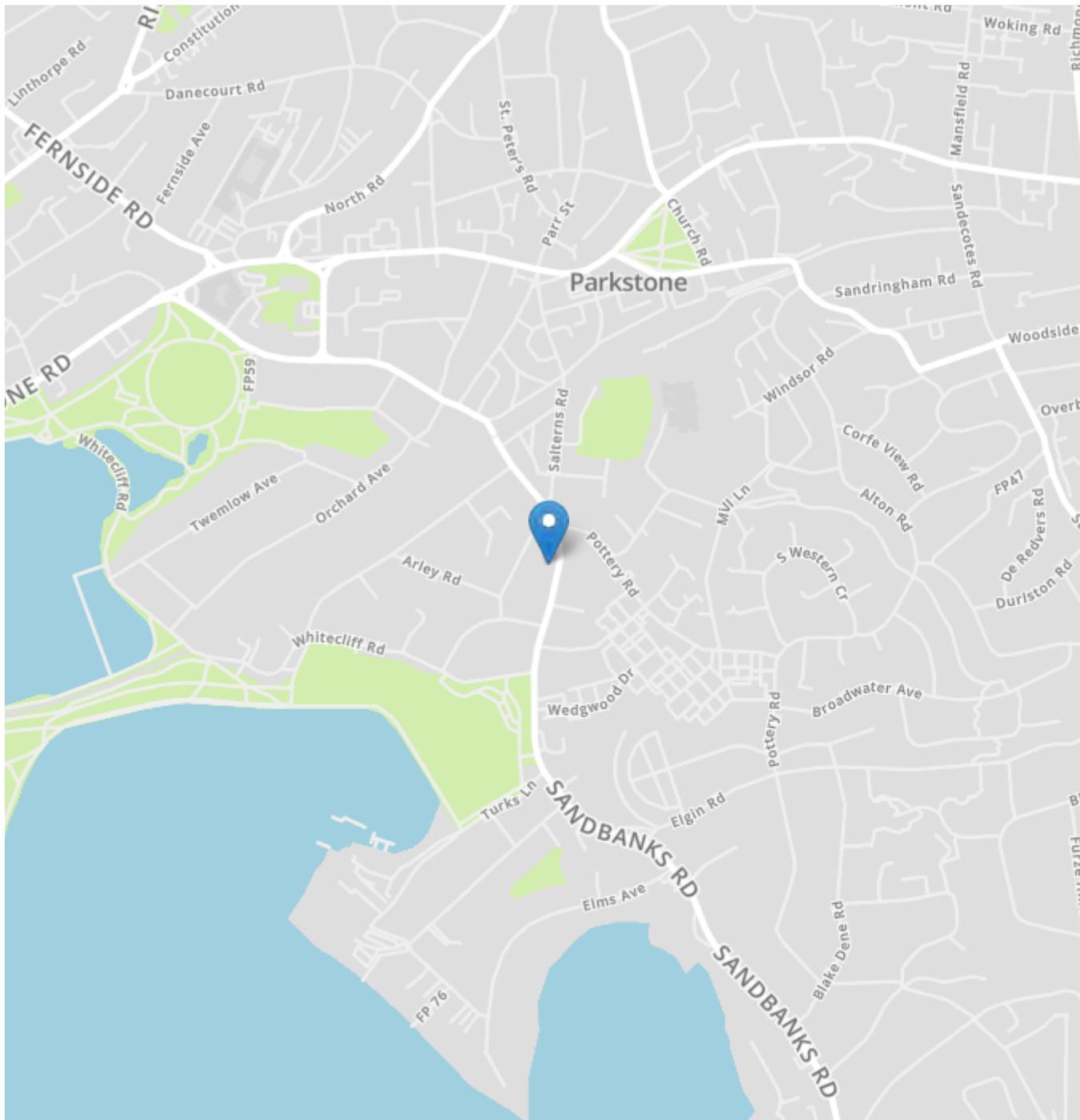


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We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



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**New Developments (where applicable)**

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