

Brownsea View Avenue
Lilliput BH14 8LG

Guide Price £960,000 Freehold





Property Summary

A stunning contemporary style four bedroom detached residence situated in one of Lilliput's most premier avenues in close proximity to Salterns Marina and central Lilliput amenities



Key Features

- Contemporary style detached home
- In close proximity to Salterns Marina & central Lilliput
- Stunning kitchen with quality appliances
- Spacious living room with feature Juliet balcony
- Four bedrooms and three luxury bath/shower rooms
- Underfloor heating throughout
- Air source heat pump
- Powder coated aluminium doors and windows
- Pressured hot water system
- Off road parking for various vehicles & integral garage



About the Property

A stunning contemporary style home situated in one of Lilliput's most sought after residential avenues. Having been constructed by renowned house builder Forshaw Developments the property offers a modern and luxurious feel throughout with an excellent finish.

Located within walking distance of Lilliput shops, Salterns Marina and local park as well as being within Lilliput school catchment area makes this home most desirable.

Accommodation comprises of an entrance hall giving access to a cloakroom, spacious living room with front aspect Juliet balcony and feature fireplace with tiled wall. A modern kitchen/dining space is accessed either from the living room or hallway and is fitted with a stunning kitchen comprising of stone work surfaces, built in 'Neff' appliances and a large breakfast bar. French doors lead from the kitchen to a large raised decking area overlooking the low maintenance rear garden, perfect for entertaining with friends and family and offers additional dining capabilities.

Stairs lead from the main entrance hall down to a lower ground floor which gives access to a study/gym, a double garage with additional storage/workbench areas, an electric up and over door as well as a fitted utility room.

Rising to the first floor is a luxury appointed family bathroom and four bedrooms, with two modern ensuite shower rooms.

Externally, a block paved driveway provides off road parking for several vehicles and access to the garage. At the rear is a private garden laid to artificial lawn with a raised decking area and gated side access.

Council Tax Band G





Total area: approx. 209.5 sq. metres (2255.4 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 (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 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.

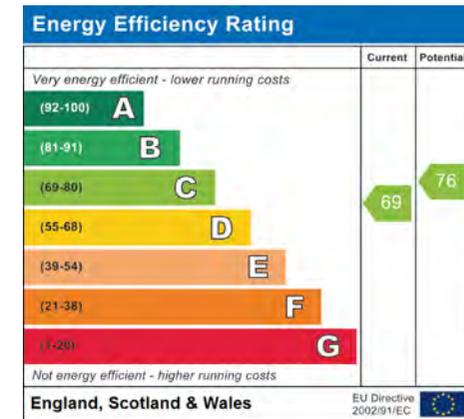
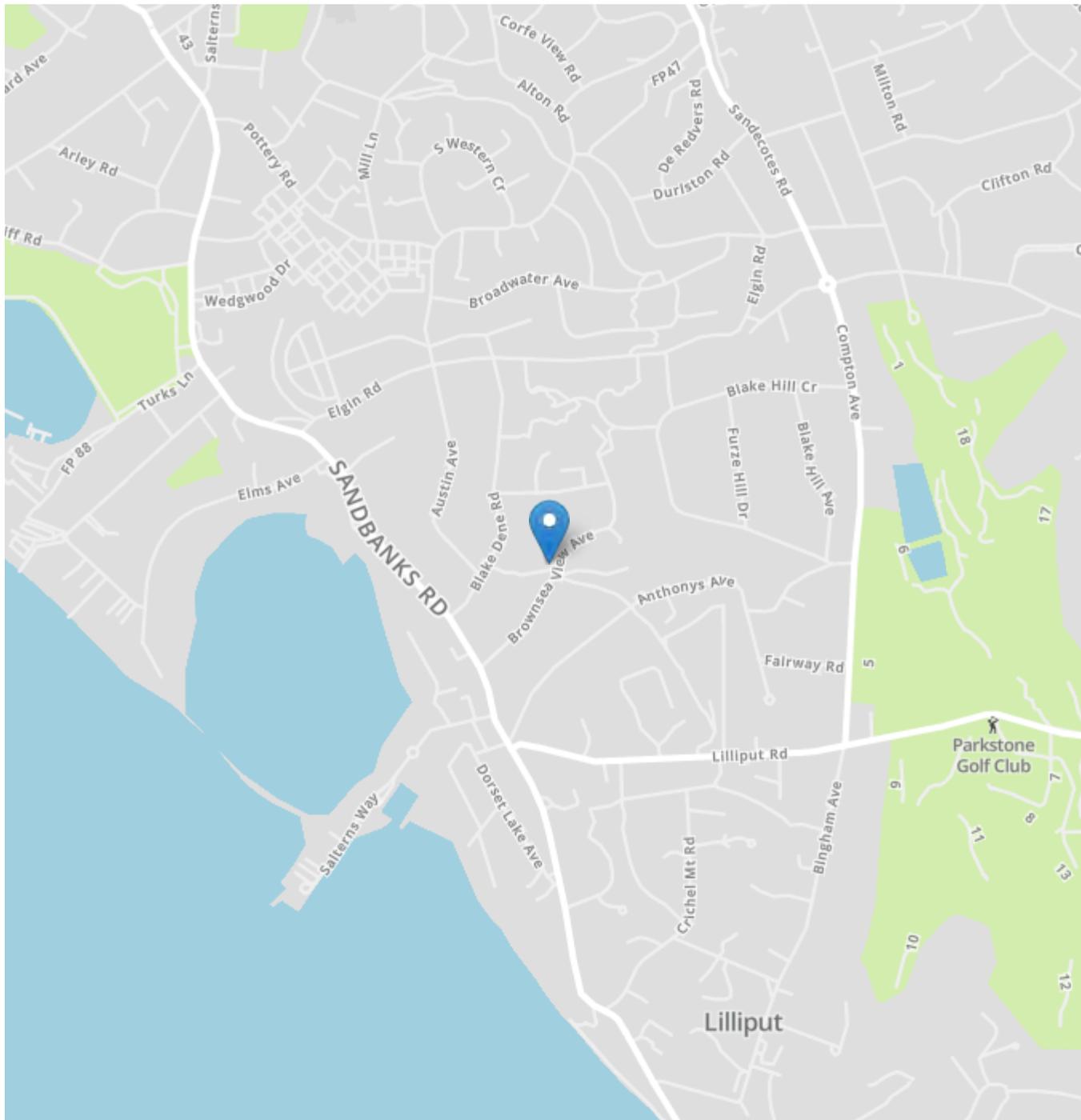


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We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

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 nearly 30 years.



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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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