

Elgin Road
Lilliput, Poole BH14 8QT

£750,000 Freehold





Property Summary

An attractive 1930's built 2/3 bedroom detached property on a private gated plot in a desirable location close to central Lilliput amenities and Whitecliff Harbourside Park.



Key Features

- Detached character home
- Entrance hall
- Guest cloakroom
- Living room with fireplace
- Dining room/third bedroom
- Large conservatory
- Family bath/shower room
- Well maintained gardens
- Electric gated driveway
- Detached garage



About the Property

Set behind electric gates on a private plot this attractive 1930's built 2/3 bedroom detached character home offers versatile accommodation benefiting from a loft conversion and delightful conservatory addition.

The property is approached from a side entrance porch leading to the reception hall with built-in storage cupboards, entry phone system for electric gates and an adjoining guest cloakroom.

Double doors open to the main dual aspect living room with a bay window and fireplace.

The interconnecting dining room was converted from an original bedroom with an independent door to the reception hall. By reinstating the wall this room could be transformed back into a separate third bedroom if required.

The kitchen offers a range of fitted units incorporating a built-in oven and hob including space and plumbing for further freestanding appliances.

Double doors open to a good sized conservatory enjoying a delightful garden aspect.

There is also a large bedroom on the ground floor with a rear aspect bay window incorporating double doors onto the garden terrace.

Stairs from the reception hall lead to the first floor landing.

This upstairs bedroom has four Velux windows, under eaves storage and fitted furniture.

The adjoining fully tiled en-suite bath/shower room has a 'Jack and Jill' arrangement providing separate access from the landing to serve the other bedrooms.

Externally the property benefits from a well maintained private garden offering a high degree of privacy with an artificial lawn and terracing enclosed by fencing. There is also a summer house and garden shed.

The gated front driveway provides ample parking and access to a detached garage with an electric roller door.

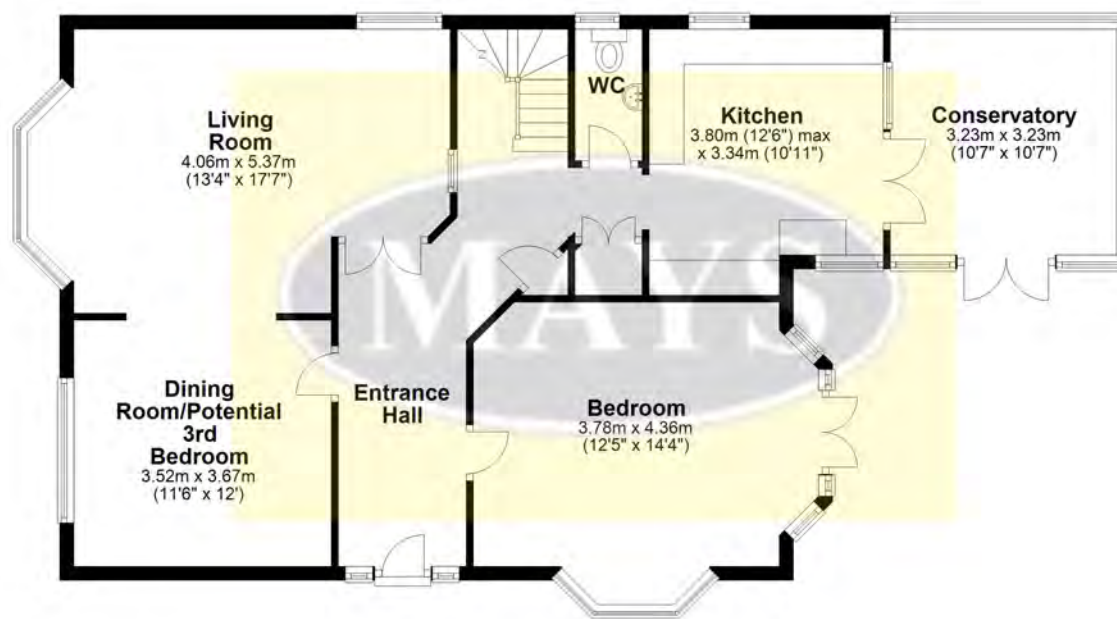
Tenure: Freehold

Council Tax Band: E



Ground Floor

Approx. 94.9 sq. metres (1021.0 sq. feet)



First Floor

Approx. 26.2 sq. metres (281.7 sq. feet)



Total area: approx. 121.0 sq. metres (1302.6 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.

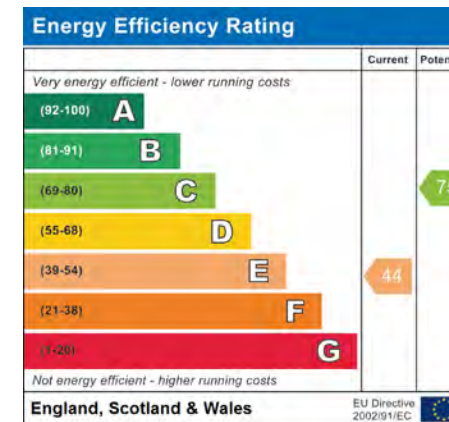
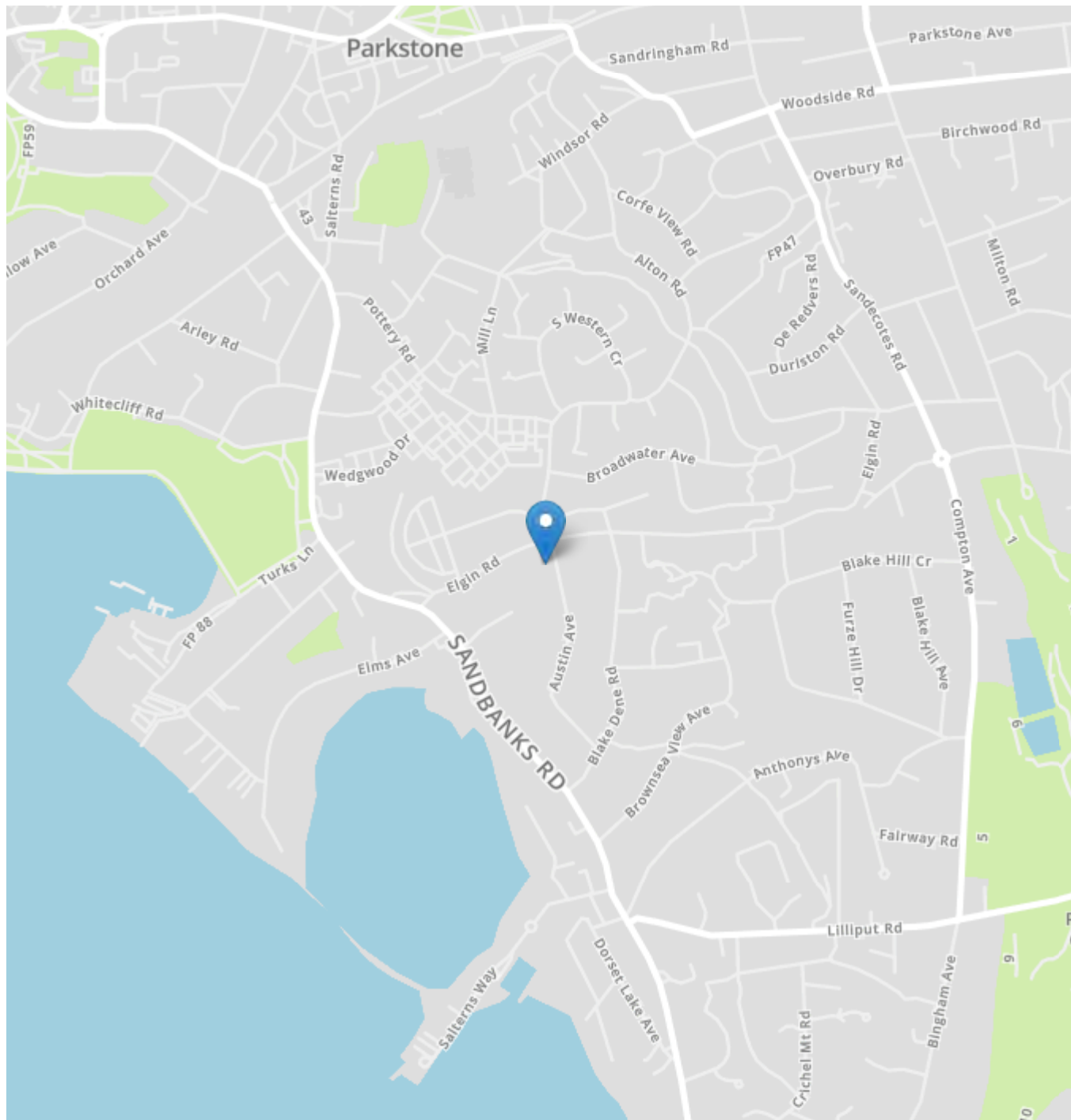


About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

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.



IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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.

Mays Estate Agents - Lilliput Sales and Head Office

290 Sandbanks Road, Poole, Dorset BH14 8HX

T: 01202 709888

E: poole@maysestateagents.com (sales)

E: lettings@maysestateagents.com (lettings)

www.maysestateagents.com

