

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particulary if contemplating travelling some distance.













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23a Lilliput Road, Poole, Dorset, BH14 8JU Guide Price £1,200,000

Link Homes Estate Agents are pleased to present 23a Lilliput Road for sale, which has been carefully designed by baron + baron architects and constructed by KLF Developments. This brand new four bedroom, three bathroom detached house is arranged over three floors, positioned in the sought-after BH14 postcode. This is the epitome of contemporary elegance and luxury coastal living, with curb appeal to die for. Spanning over 2,100 square feet of living accommodation, the ground floor offers a stunning entrance hallway and a separate living room to the front aspect, an open-plan German Leicht kitchen/dining room with a separate utility and laundry room, Siemens integrated appliances, and sliding doors leading onto the private rear courtyard. The first floor offers three double bedrooms with bedroom two benefitting from Abitalia bespoke fitted wardrobes and a three-piece en-suite, a stunning three-piece family bathroom and feature stairs with glass balustrades. The second floor hosts the primary bedroom including Novomobili fitted wardrobes, a stylish and symmetrical en-suite with his and hers sinks leading through to the walk-in wardrobe. This breath-taking home is a must-view to appreciate the wealth of accommodation and incredible specification on offer.

Located just moments from the Lilliput parade, the property is desirably positioned and within walking distance of Salterns Marina, Koh Thai, Patisserie Mark Bennetts, Tesco Express and TJs Fish and Chips. Just over a mile away is Sandbanks and it's award-winning blue flag beaches as well as Rick Steins, the chain ferry to Studland Beach and the North Haven Yacht Club. Canford Cliffs Village is situated just 1.2 miles away and Parkstone Golf Club is one mile away. Other close by local amenities include Whitecliff Harbourside Park, Ashley Cross and it's array of independent bars and cafes, Parkstone Train Station, South Deep, Coast and Poole Quay.

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General

Useful Information

Kitchen

An open-plan bespoke German Leicht kitchen has been carefully designed by Hub Interiors to compliment the sociable living space. The kitchen comprises of Calacatta gold quartz worktops and matching quartz wall cladding, a Calacatta gold quartz island with a Novy induction hob centred in the middle and units in the colour of 'Olmo Grigo' with panels in 'Platinum'. Integrated appliances include Siemens larder fridge and larder freezer, two Siemens iQ700 ovens, Siemens dishwasher, Siemens wine fridge and Quooker flex hot water tap. There are two hidden doors which leads through to an adjoining pantry and utility room, both with plenty of shelving and storage space. Through the aluminium Visoglide sliding doors, you will find the landscaped and private rear courtyard.

Bedroom One & En-Suite

The entire second floor hosts the primary bedroom, with a vaulted ceiling and four Velux windows making the room light and airy, along with Dowsing & Reynolds symmetrical wall lights to either side of the bed and a feature ceiling light. Two Porta Pivot sideways doors take you through to the en-suite, designed by Arno bathrooms and supplied by Pietracasa with Inalco tiling. The ensuite is nothing short of luxury with bespoke his and hers sinks, a wall-to-wall mirror with feature lighting and a double enclosed walk-in shower with recess shelving. Novomobili wardrobes and shelving installed by Abitalia have been fitted either side of the ensuite, allowing for extra storage in a discrete way.

Bathrooms

Each bathroom is individually designed by Arno Bathrooms to a high specification, each finished with Italian porcelain tiling throughout. The Pietracasa bathrooms and en-suites are stylish and comprise of bespoke mirrors and demister pads.

Bedrooms

All bedrooms are generously sized, with bedrooms two and three offering bespoke fitted Abitalia wardrobes.

Outside

The property benefits from a private and low maintenance rear courtyard with feature outside lighting.

Driveway

To the front of the property, there is a blockpaved driveway with parking for two vehicles and a turning circle.









Floors

Ground Floor

Kitchen: 8.62m x 5.24m (28'3" x 17'2") Living Room: 4.39m x 3.31m (14'5" x 10'10")

First Floor

Bedroom Two: 4.81m x3.88m (15'9" x 12'9") Bedroom Three: 3.50m x 3.04m (11'6" x 10") Bedroom Four: 3.28m x 3.04m (10'9" x 10"') Bathroom: 2.28m 1.60m (7'6" x 5'3")

Second Floor

Bedroom One: 3.03m x 6.46m (9'11" x 21'2")

Agents Notes

Information

Sash style UPVC windows with black exterior and white interior. System boiler with a water tank located on the first floor landing. Underfloor heating throughout the ground floor. Fully-owned solar panels.

EPC Rating: B

Council Tax Band: TBC

Stamp Duty

First Time Buyer: £63,750 Moving Home: £63,750 Additional Property: £123,750

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