

Dorset Lake Avenue,  
Lilliput BH14 8JD

Offers in excess of £1,000,000 Freehold





## Property Summary

Positioned moments from Poole harbour in one of the area's most sought after roads, this substantial modern detached home presents spacious accommodation arranged over three levels. The property enjoys a private frontage from the road with a gated approach, an impressive open plan living space and a flexible arrangement of internal rooms.



## Key Features

- Entrance hallway with cloakroom
- Dual aspect open plan lifestyle room with kitchen, living and dining areas
- Separate utility room
- Conservatory/garden room
- Three double bedrooms
- Three ensuite bathrooms
- Large media/cinema room or home office
- Garage
- Well-tended landscaped gardens
- First class presentation throughout



### **About the Property**

On entering the property, you pass through an entrance hallway where there is a ground floor cloakroom and storage cupboard. This leads through to an impressive open plan living area. Whilst enjoying the space and visual line of sight that open plan living provides, there are defined areas to the room which allow the living, kitchen and dining areas to retain their separate identity. The modern kitchen is comprehensively fitted with units and integrated appliances and a central island provides an ideal area for casual dining or socialising. There is also a garden room/conservatory which has doors leading to the garden.

A contemporary staircase leads from the main reception area to both the lower ground floor and first floor. As can be seen from the images the staircase is a beautiful design feature of the ground floor. The media/home office that is positioned on the lower ground floor is ideal for use as a home cinema or office. The upper staircase rises to the first floor from which all three double bedrooms can be accessed. The design of the bedrooms has been carefully considered as they all accommodate their own ensuite facilities.

Outside, the property is approached via electronically operated gates. A mature boundary screens the property from the road and provides a high degree of privacy. With a Southerly aspect the front has the perfect orientation to enjoy sunny days and the mature planting offers a wonderfully leafy backdrop. There are also entertaining patios set within the garden, ideal for alfresco dining or sunbathing.

The gardens extend along the side of the house to the rear where there is a smaller garden that offers a shady retreat from the sun. There is generous off-street parking to the front which is screened from the garden, and this leads to an integral garage.

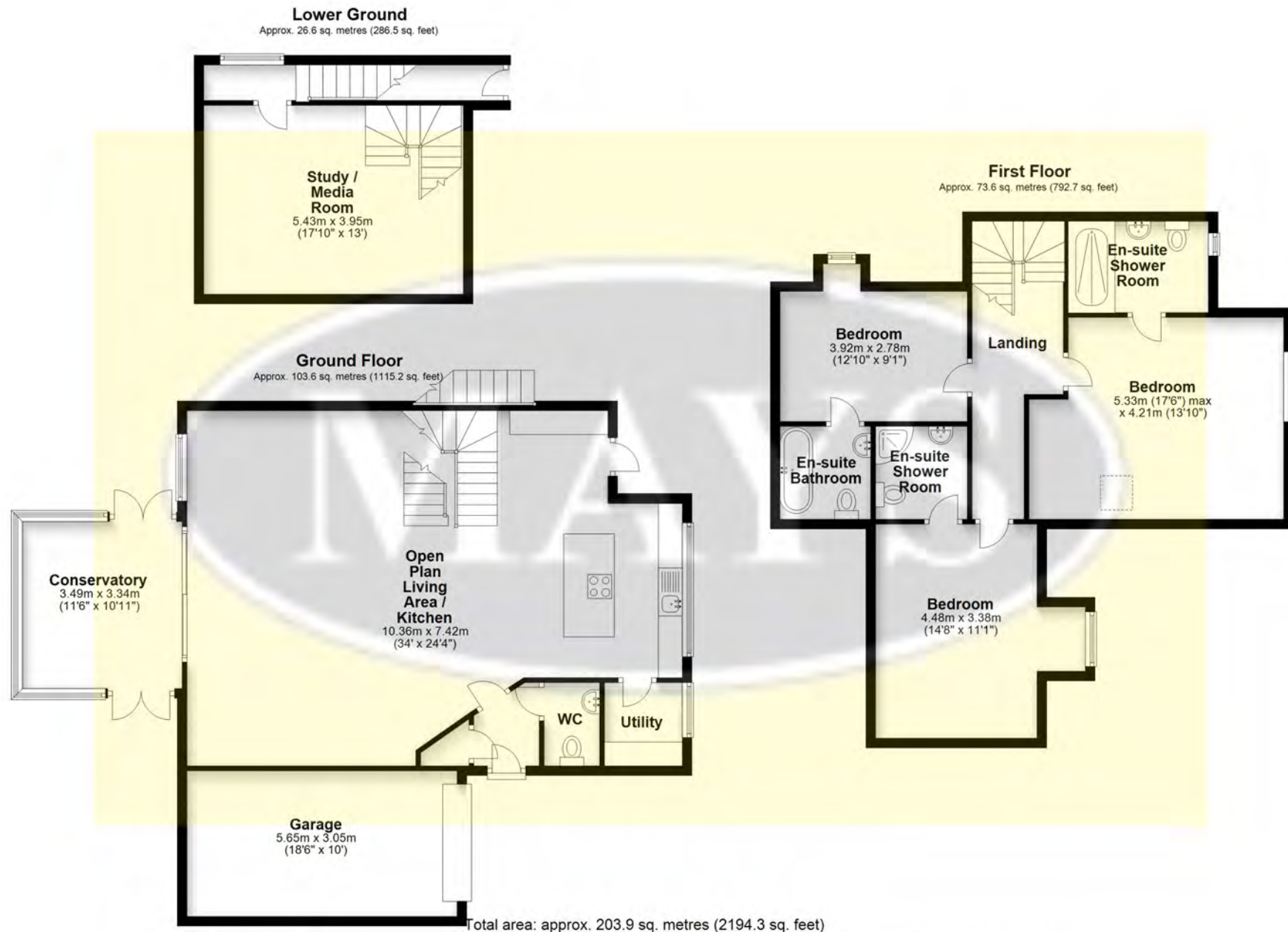
A superb modern detached home with an enviable address, moments from Poole Harbour.

Tenure: Freehold Council Tax Band: F

### **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, many sailing clubs as well as the blue flag beaches of Sandbanks.



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We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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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.
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#### New Developments (where applicable)

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