

Lilliput Road, Lilliput BH14 8JZ
£1,150,000 Freehold

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Property Summary

A spacious four bedroom two bathroom detached modern residence. Enjoying private gated access, an integral double garage, landscaped gardens and superb central Lilliput village positioning near Salterns Marina, Evening Hill Viewpoint and within the school catchment area of Lilliput CE Infant, Baden-Powell St Peter's & Grammar Schools.



Key Features

- Well presented modern family home
- Southerly facing plot with private gated access
- Double garage with electric doors & internal access to the property
- Spacious living & dining rooms plus a ground floor study
- Contemporary kitchen with peninsula breakfast bar & separate utility room
- Principal bedroom with ensuite and fitted wardrobes
- Three further good sized bedrooms
- Modern family bathroom
- Rear patio sun terrace & manicured lawns
- In the heart of Lilliput village & walking distance to Sandbanks award-winning beaches



About the Property

This well presented and modern family home is approached via private gates and a deep driveway providing off-road parking for various vehicles and leads to an integral double garage and open front porch with side access.

Entering the property, a bright and spacious reception hall leads to the principal accommodation, offering a defined and seamless arrangement of rooms.

A contemporary kitchen features a peninsula breakfast bar and quality integrated appliances and enjoys access to the connecting dining room and separate utility room with a door to the outside.

The dining room and connecting living room both offer plenty of space for soft seating and dining and the perfect space to relax and entertain. Both rooms enjoy direct access outside via French doors to the rear patio sun terrace and landscaped gardens -ideal for late evening alfresco living and dining.

A perfect sized home office is located off the main reception hall and leads to the integral double garage.

Rising to the first floor, four spacious bedrooms await with three overlooking the landscaped rear garden. The main bedroom benefits from a high quality shower ensuite and fitted wardrobes. A modern family bathroom completes the first floor accommodation.

Externally, the property is well positioned on a southerly facing plot with private gated access, an integral double garage, a rear patio sun terrace and two manicured lawns split over two levels with mature planting and sleeper retained borders.

Tenure: Freehold

Council Tax Band: G



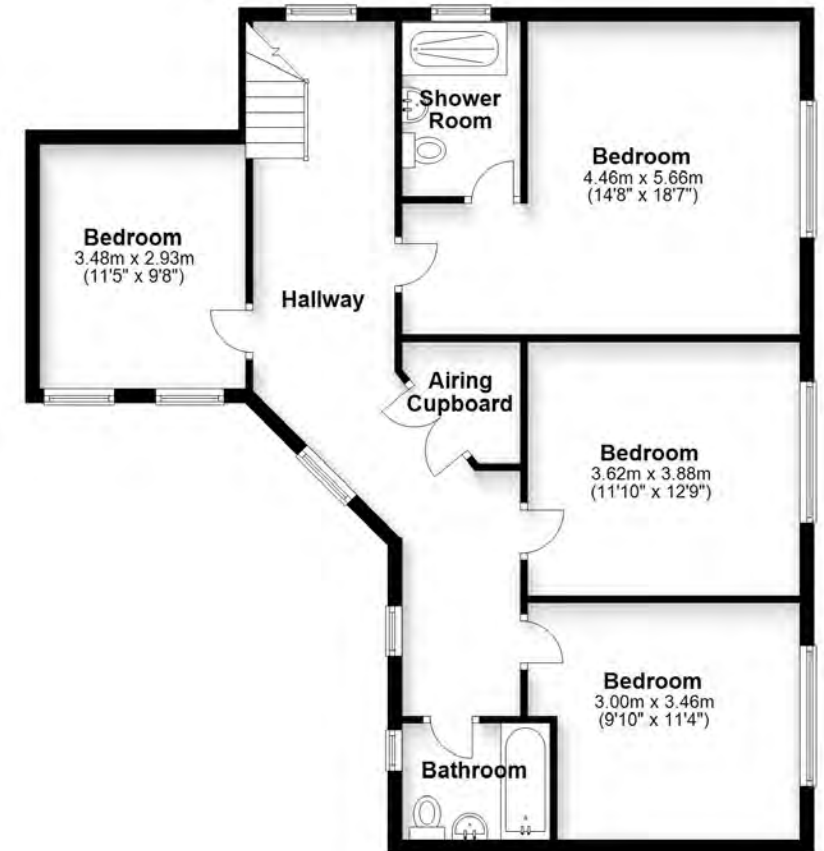
Ground Floor

Approx. 119.9 sq. metres (1290.5 sq. feet)



First Floor

Approx. 89.3 sq. metres (961.6 sq. feet)



Total area: approx. 209.2 sq. metres (2252.1 sq. feet)



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, 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.

The Sandbanks Peninsula offers the chain ferry to Studland as well as miles of National Heritage Coastline and the Purbeck hills with fantastic walking and cycling trails.

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 just a short distance away.

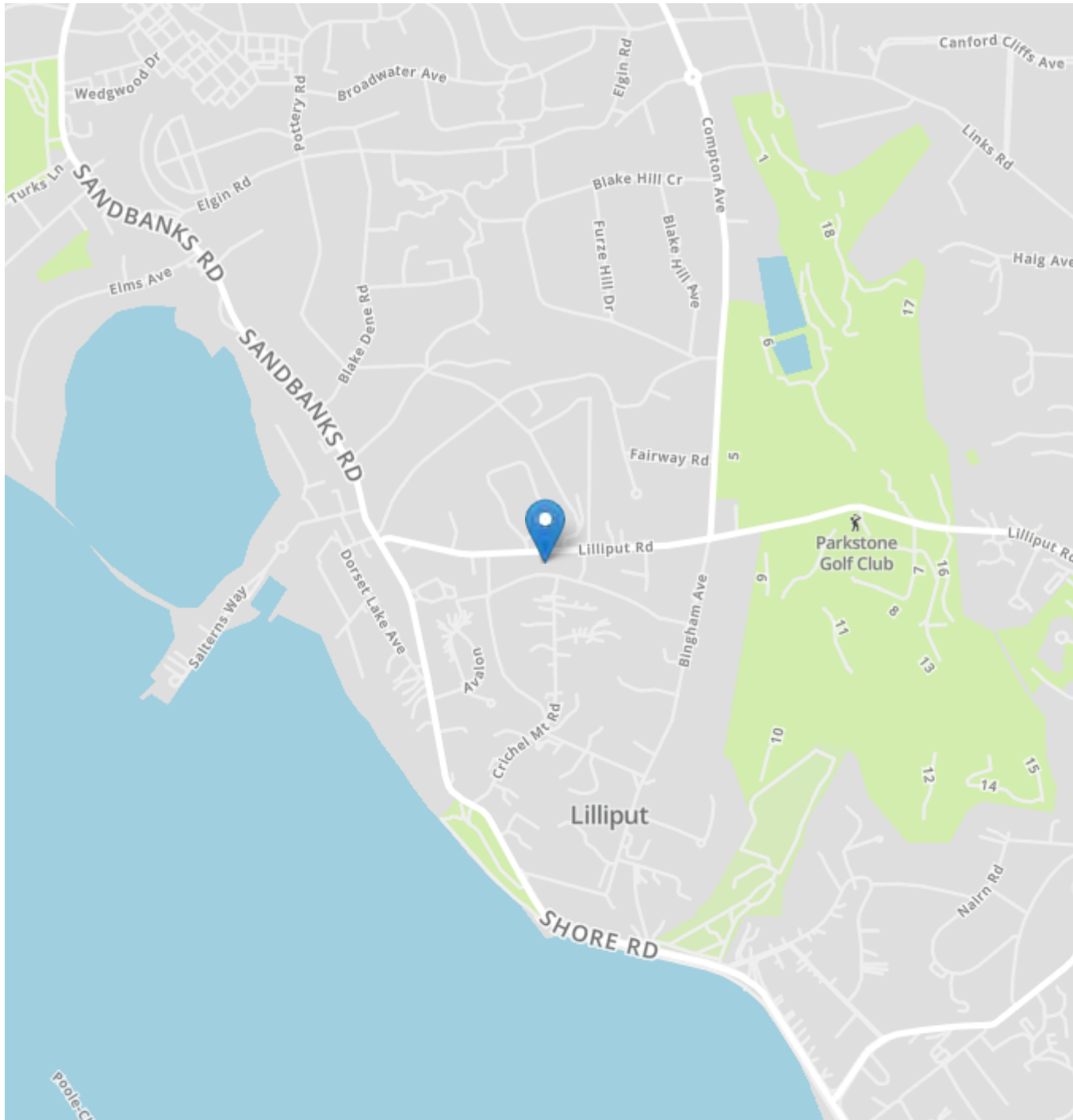



About Mays

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 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

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.

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