

FOR SALE

Fellside Lodge, 37a Bingham
Avenue, Lilliput, Poole, Dorset
BH14 8ND



PHILIPPA SOLE



£999,950

Modern home only 12 years old

3/4 bedroom detached house

Purpose built office/gym

Easy maintenance south westerly garden

Under floor heating on the ground floor

Snug/bedroom 4

750m to Poole Harbour

Council Tax Band F - £3102.30

Freehold

About this property

A beautifully presented, 3/4 bedroom, detached home located in the prestigious Avenue, less than 700 meters from the shores of Poole Harbour. The property features open plan living, a separate utility room, and a snug/bedroom four. The outdoor office opens onto a south-westerly garden. Additional highlights include a log burner, underfloor heating on the ground floor, and off-road parking for two cars.

This beautifully presented modern home, built in 2012, combines contemporary comfort with traditional charm in a prestigious area. The property offers three spacious double bedrooms, including a luxurious en-suite in the principal bedroom. The heart of the home is an open-plan living area with a well-appointed kitchen featuring two ovens (one with a microwave function) and a large warming drawer, plus a breakfast bar for casual dining. Bi-fold doors open onto a private patio with steps to the secluded south-westerly garden. The cosy living space is enhanced by a multi-fuel log burner and underfloor heating throughout the ground floor. Outside, the low-maintenance garden includes faux grass, a fish pond with a viewing window, and an external home office, perfect for remote work. Additional features include a ceramic-tiled utility room, fitted wardrobes in all bedrooms, and two off-street parking spaces. With flexible living options, the spacious ground-floor living room can easily double as a fourth bedroom, ideal for guests or as a private retreat. This home perfectly blends style, convenience, and comfort in a prime location, offering a versatile living arrangement to suit your needs.

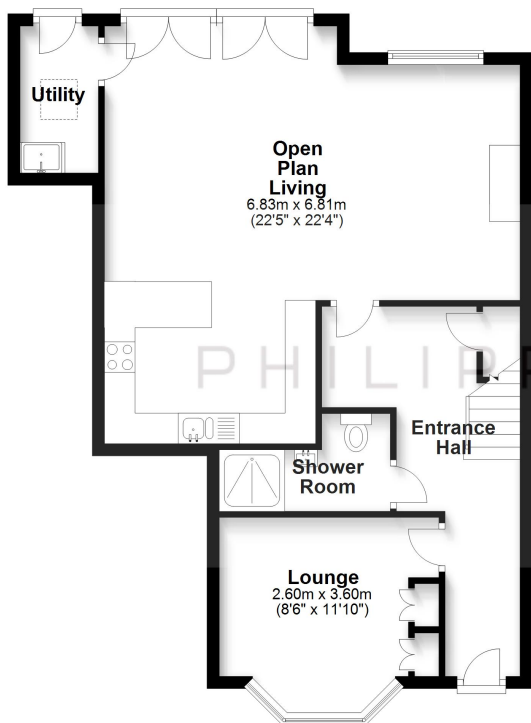
Location

Situated on the prestigious Bingham Avenue in Poole, this property enjoys one of the most desirable locations in the area. The nearby Lilliput Village provides access to boutique shops, cafes, and essential facilities, creating a vibrant and charming community atmosphere. In addition to its close proximity to local amenities, the property is within walking distance to the harbour 750m via a scenic footpath, making it ideal for those who enjoy waterside walks or access to water activities. Poole's award-winning beaches and the bustling marina are just a short drive away, perfect for enjoying the best of coastal living. The property also benefits from excellent transport links, with Poole train station providing regular services to London in just under 2 hours, making it an ideal option for commuters or those who enjoy the flexibility of city access alongside the tranquillity of coastal life.

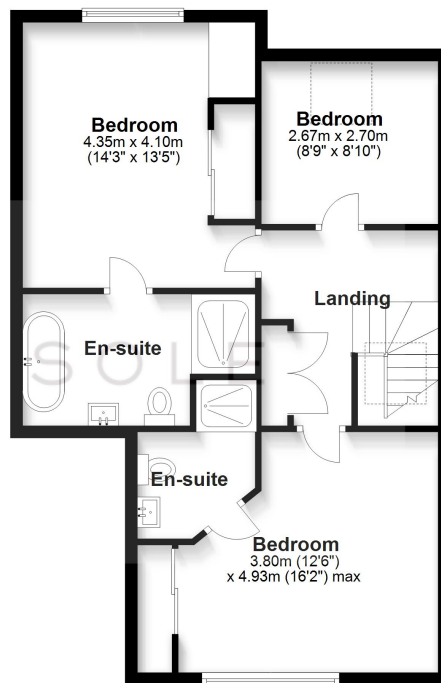




Ground Floor
Approx. 67.1 sq. metres (722.0 sq. feet)



First Floor
Approx. 63.0 sq. metres (678.6 sq. feet)



Total area: approx. 130.1 sq. metres (1400.6 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		78	87

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