

Fell Side Cottages, 37 Bingham Avenue,
Lilliput,
Poole BH14 8ND



An attractive three double bedroom semi-detached character home with a west facing garden, situated in a prime location close to central Lilliput, Parkstone Golf Club and Evening Hill viewpoint.

£699,950







Situation & Description

Lilliput village is located approximately half a 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, a patisserie, Thai restaurant and take away, hairdressers, surf and bike shops.

There is also a doctors' surgery and chemist, along with 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.

This attractive three double bedroom semi-detached character residence has been sympathetically extended and beautifully modernised to create a charming home whilst retaining a wealth of period features.

Fell Side Cottages are pleasantly situated in one of Lilliput's most prestigious Avenues within a favoured school catchment area and close to central amenities, Parkstone Golf Club and Evening Hill viewpoint.

The property is approached via a gated path leading to an open porch with a part glazed door leading to the reception hall with a built-in understairs storage cupboard.

The ground floor accommodation offers a spacious and versatile open plan arrangement with exposed floor timbers throughout.

The front lounge overlooks the garden and opens to the main living room, with a welcoming wood burning stove.

Beyond this room is a delightful conservatory with a pitched glass roof and bi-folding doors leading onto the garden terrace.

The adjoining dining room and conservatory style kitchen area offers a range of traditional style fitted units with integrated appliances including a range cooker, dish washer, washing machine, tumble dryer, fridge and freezer.

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

There are two double bedrooms on this level with one currently being used as a dressing room with a comprehensive range of fitted furniture.

An inner lobby leads to the main family bathroom with a traditional style suite including a free-standing roll top bath and cupboard housing the gas boiler. There is also a separate modern shower room.

Stairs from the first floor landing lead to a large top floor bedroom with a full height vaulted ceiling incorporating two Velux windows and built-in under eaves storage.

Externally the property benefits from a landscaped west facing rear garden with a decked terrace and raised lawn with planted borders enclosed by fencing. There is also a large timber summer house/home office with power connected.

A side gate gives access to the front garden with mature hedging and block paved parking space for one vehicle.

- One of Lilliput's most prestigious Avenues
- Charming semi-detached character home
- Retaining a wealth of period features
- Two reception rooms
- Delightful conservatory
- Kitchen/dining room with appliances
- Three double bedrooms
- Family bathroom and shower room
- West facing landscaped garden
- Timber summer house/home office
- Front garden and private parking space

First Floor

Approx. 44.1 sq. metres (475.0 sq. feet)



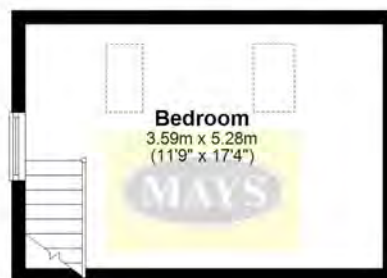
Ground Floor

Approx. 65.4 sq. metres (703.6 sq. feet)



Second Floor

Approx. 19.0 sq. metres (204.1 sq. feet)



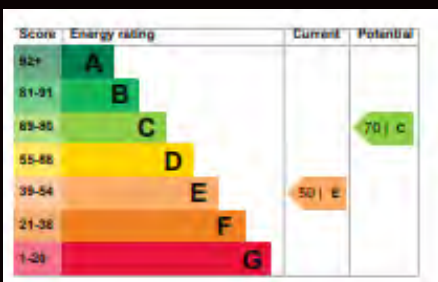
Total area: approx. 128.5 sq. metres (1382.7 sq. feet)

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Plan produced using PlanUp.







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