

Lagado Close, Lilliput BH14 8LD  
£995,000 Freehold

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## Property Summary

An incredibly spacious four-bedroom detached home set on a generous plot in a quiet cul-de-sac moments from Parkstone Golf Club, the open water of Poole Harbour and sought after schools. The flexible arrangement of the accommodation could suit downsizers or families alike, and throughout this home, there is a tremendous feeling of light and space. The location of this home is ideal for access to sandy beaches, golf or yacht clubs and the nearby shopping and recreational facilities of Ashley Cross and Canford Cliffs Village.



## Key Features

- Entrance hallway with storage
- Living room with double doors opening to a dining room
- Fitted kitchen/breakfast room with doors to the rear garden
- Three bedrooms (one en-suite) to the ground floor
- Shower room
- First floor bedroom suite with private bathroom
- Generous off-street parking and single garage
- Landscaped gardens to front and rear
- Presented in first class order throughout





## About the Property

One of the key features we really like about this home is the tremendous feeling of space in the main reception areas and kitchen. As you will see from the floorplan the living areas have been arranged so that they seamlessly connect and lead through to the kitchen breakfast room. Whilst having an open plan feel and superb line of sight, the layout of these rooms allows each area to retain a degree of separation and identity. Ideal for grand scale entertaining or more intimate day-to-day living, the living accommodation has a really sensible and considered design.

Another feature that really stands out about this property is the arrangement of the bedroom accommodation. With three double bedrooms on the ground floor (one currently in use as a home office), the property is undoubtedly ideal for buyers wanting traditional single level living. One of the ground floor bedrooms is ensuite and a further shower room services the other two bedrooms. The first-floor bedroom suite has a private bathroom and considerable storage and, in our view, provides the perfect solution for buyers wanting a property that offers first floor sleeping arrangements with the ability to accommodate ground floor living later in life. For family buyers it equally offers the perfect retreat for purchasers looking for a retreat from the hustle and bustle of family life.



Outside, the gardens have been landscaped to provide patio and seating areas and these are positioned around various lawned areas. The gardens are also well established and are stocked with a variety of mature shrubs and trees. Particularly to the rear, the gardens provide a lovely backdrop for the property. With considerable off-street parking and space for larger vehicles, along with a single garage, this lovely home really does offer a lot and in our opinion, it ticks all the boxes.

Tenure: Freehold

Council Tax Band: F

Local Authority: BCP Council

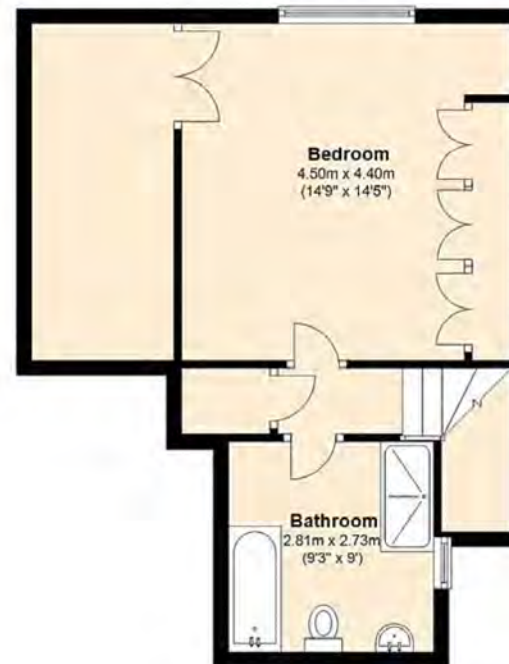
### Ground Floor

Approx. 152.8 sq. metres (1644.9 sq. feet)



### First Floor

Approx. 42.4 sq. metres (456.0 sq. feet)



**Total area: approx 195.2 sqm (2100.9 sqft)**

Bournemouth Energy floorplans are provided for illustration/identification purposes only. Not drawn to scale and accept not responsibility for any error, omission or mis-statement.

Dimensions shown are to the nearest 7.5cm/3 inches. Total approx area shown on the plan may include any external terraces, balconies & other external areas.

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## 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 close by.

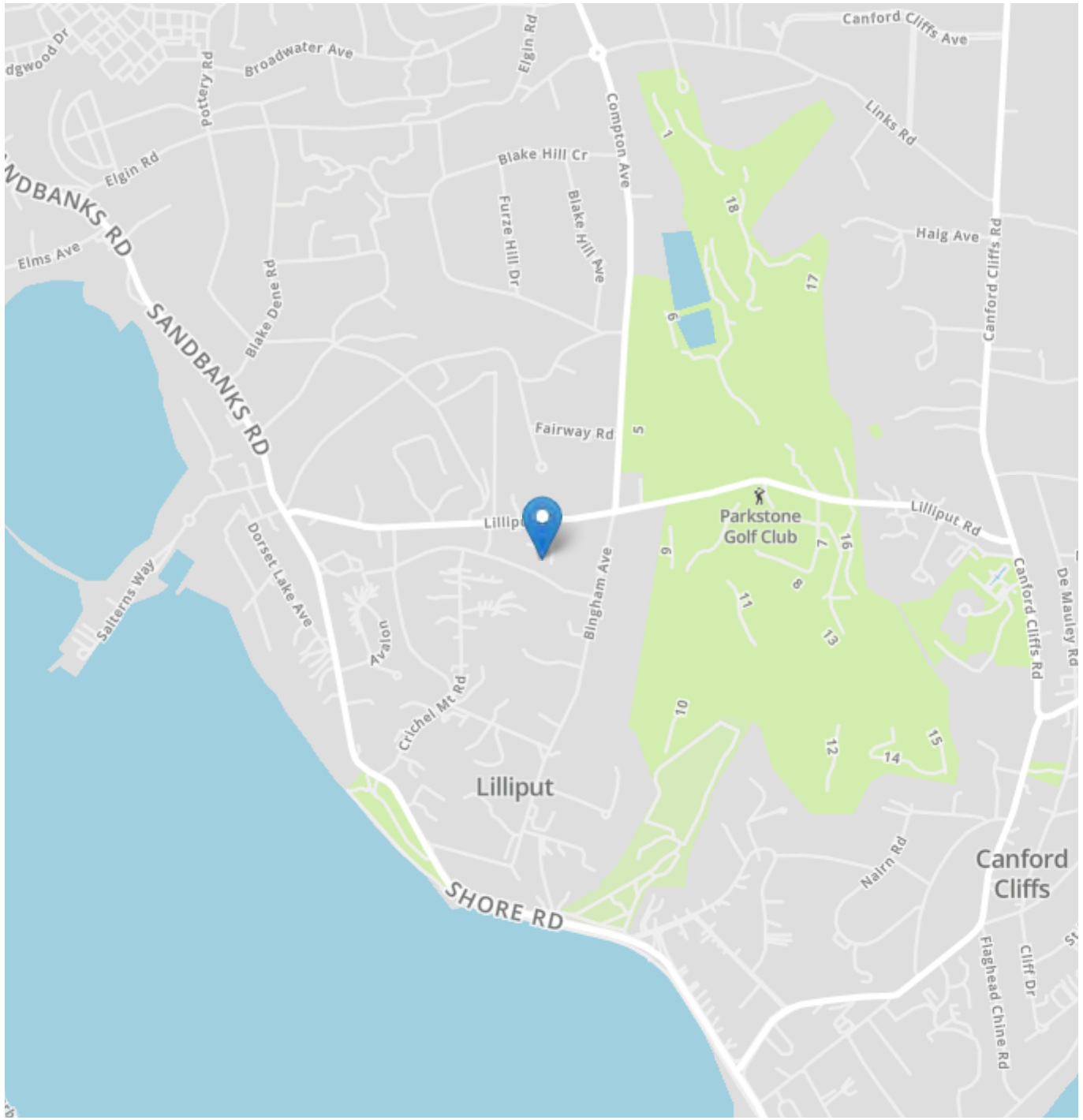


## About Mays

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+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>73</b>	
(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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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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