

Lilliput Road, Lilliput BH14 8JZ

£795,000 Freehold

**MAYS**  
ESTATE AGENTS









## Property Summary

A newly modernised three-bedroom two bathroom detached bungalow, enjoying a high degree of privacy, landscaped gardens, detached garage and gated access. Perfectly set down a private road in central Lilliput near Evening Hill Viewpoint and local amenities.

## Key Features

- Individual detached bungalow
- Private setting in central Lilliput
- Impressive lounge/dining room
- Modern fitted kitchen
- Three good sized bedrooms
- En-suite bathroom and modern shower room
- Secluded south facing gardens
- Long gated driveway
- Detached garage
- Viewing highly recommended







### About the Property

Approaching the property via a private road and gated access, this individual and spacious detached bungalow enjoys a high degree of privacy and beautiful gardens creating a most tranquil setting.

On entry, parquet flooring leads through to the main accommodation.

A real feature of this property is the extended main living space which enjoys a sunny south facing aspect and green garden views. This space offers a flexible arrangement with plenty of space for soft seating and dining and French doors lead directly out to the rear patio sun terrace and manicured gardens.

Next to the living room is the modern kitchen, which overlooks the pleasant front garden and features well-appointed units, quality integral appliances and an Ecowater softener. A stable door offers side access to the property.

The main bedroom is to the rear and enjoys a walk-in wardrobe and bathroom suite along with space for freestanding furnishings and direct access outside via French doors.

Bedrooms two and three are both doubles and these are served by a newly modernised family shower room.

Externally the property enjoys private gated access, a deep driveway and well-landscaped gardens to include new feature lighting, a stone water feature and a sandstone patio terrace immediately adjoining the rear of the property -perfect for entertaining. A large detached garage is located to the front of the plot and the drive offers secure off-road parking for various vehicles. A private side gate leads to a footpath to Evening Hill and Poole Harbour.

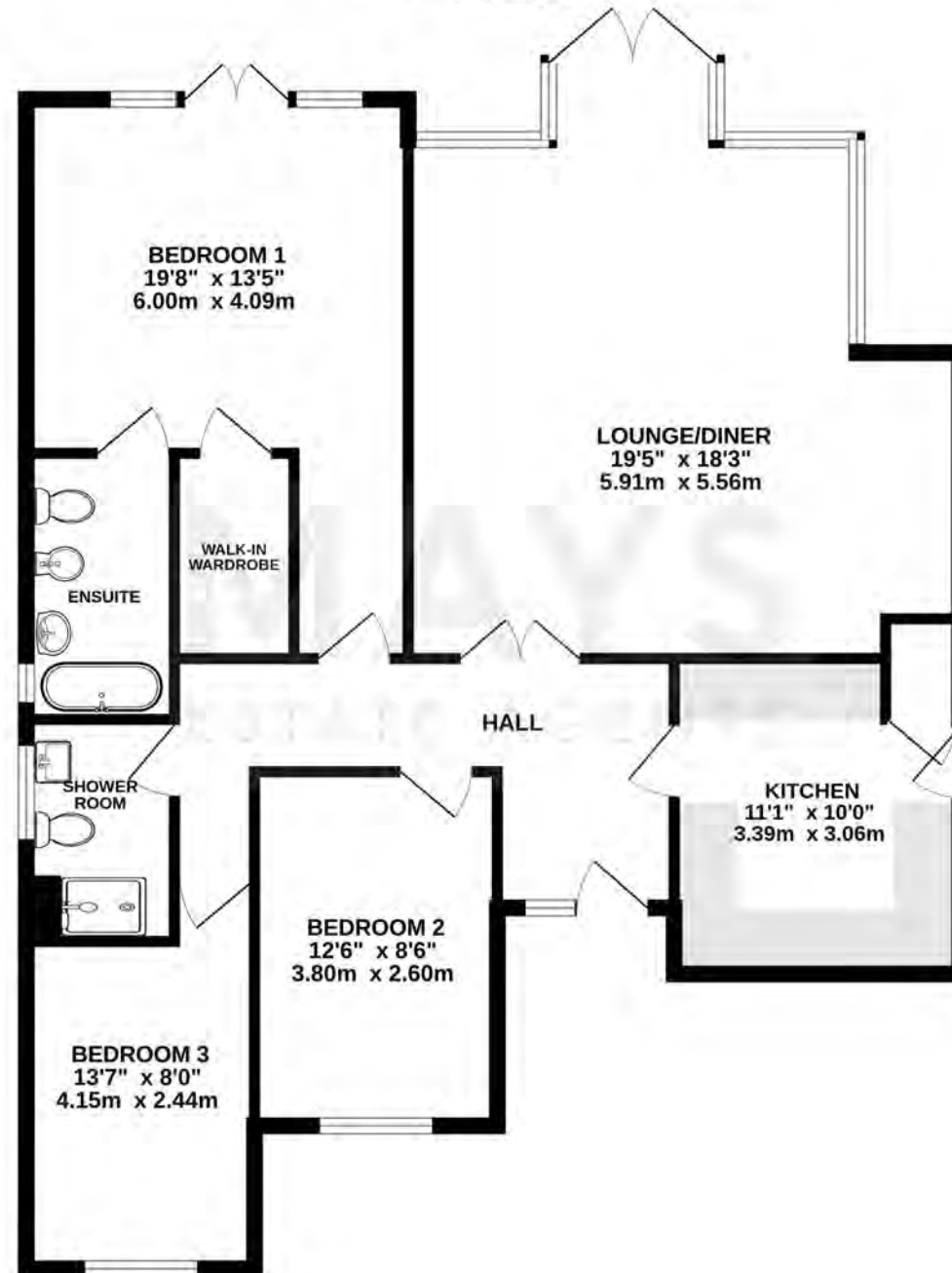
Tenure: Freehold Council Tax Band: F (BCP Council)



TOTAL FLOOR AREA : 1083 sq.ft. (100.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.



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# MAYS

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	70	
(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