

Lilliput Road, Lilliput BH14 8JX
£749,950 Freehold

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Property Summary

A superbly extended and significantly improved four bedroom semi-detached home with generous accommodation set moments from highly sought after schooling. The property has a large kitchen/dining room that opens to the rear garden where there is a wonderful entertaining terrace that leads to a swimming pool and landscaped rear garden. The internal accommodation is arranged over three floors and presents four generous double bedrooms which are serviced by two modern bathrooms. The property also has the benefit of off-street parking to both the front and rear. A fabulous family home with an enviable address.



Key Features

- Entrance hallway with cloakroom/wc
- Separate living room
- Secondary reception room open to kitchen/dining room
- Modern fitted kitchen/dining room with bi-folds to garden
- Three double bedrooms to first floor with a family bathroom
- Further double bedroom to top floor with private bathroom
- Off-street parking to the front
- Gated off-street parking to the rear
- Landscaped garden
- Swimming pool and detached Pool House



About the Property

On entering the property there is an entrance with the added benefit of a cloakroom/wc. The heart of the home is undoubtedly the kitchen/dining room which is a superb size. The contemporary kitchen is fitted with a comprehensive range of units and appliances, and this is complimented with a polished solid work surface.

The dining area opens to a second reception room and also the rear garden courtesy of bi-fold doors. To the front of the property, there is a separate living room. To the first floor, there are three bedrooms and a modern family bathroom. Stairs rise from the first floor to the second floor where there is a further double bedroom with a large private bathroom.



To the rear of the property, the garden has been landscaped with an entertaining patio area. The rest of the garden is laid to lawn with mature surrounding planting. The swimming pool is a wonderful addition to the property and a timber outbuilding serves well as a changing room/pool house. There is also gated side access to the rear of the property which is ideal for secure off-street parking.

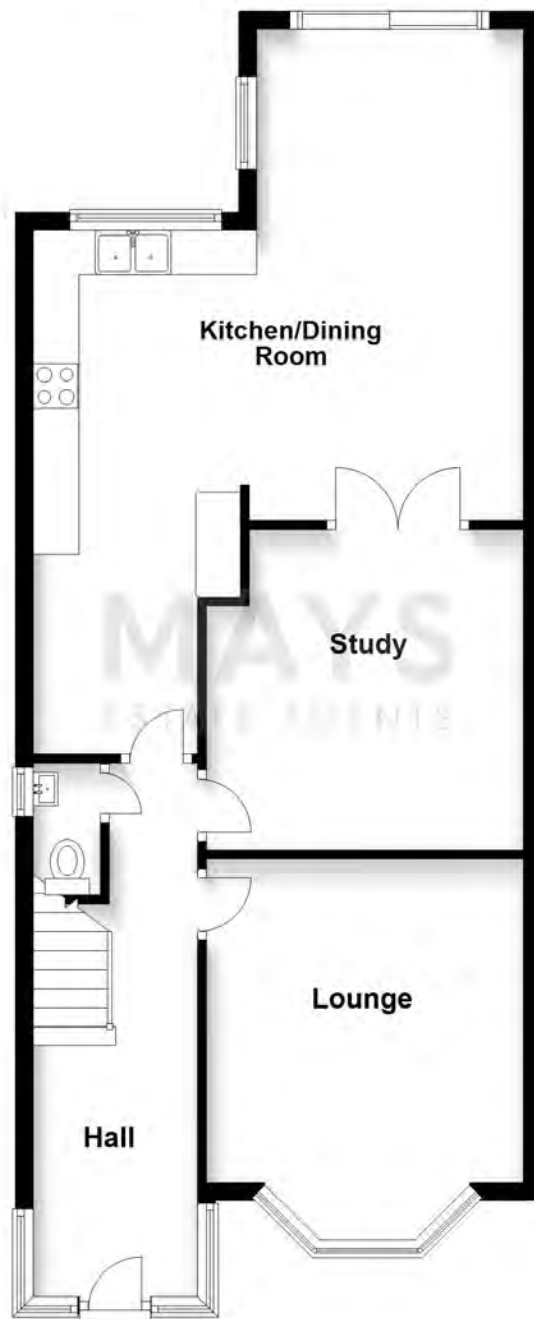
A fabulous house with many strong selling features, ideal for family purchasers or buyers wanting a sense of space with fabulous entertaining space

Tenure: Freehold

Council Tax Band: E

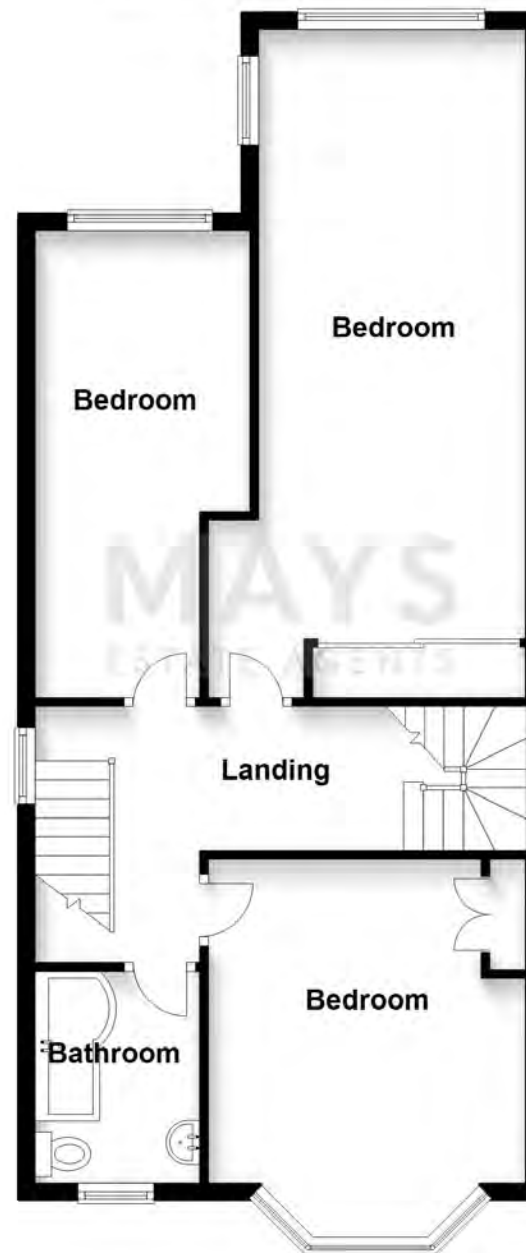
Ground Floor

Approx. 68.5 sq. metres (737.1 sq. feet)



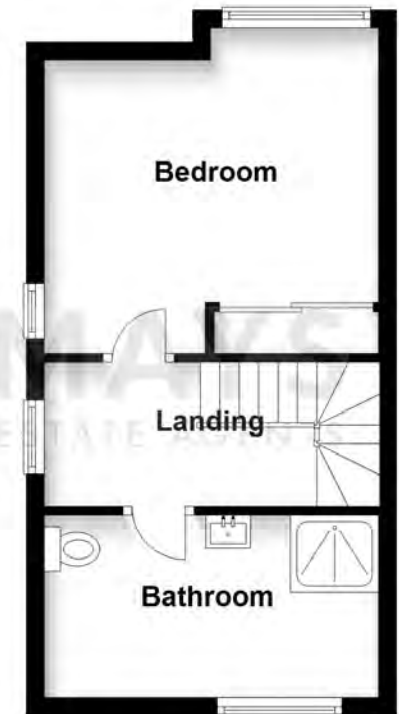
First Floor

Approx. 66.2 sq. metres (712.0 sq. feet)



Second Floor

Approx. 27.6 sq. metres (297.4 sq. feet)



Total area: approx. 162.3 sq. metres (1746.5 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 misstatement. 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.



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.

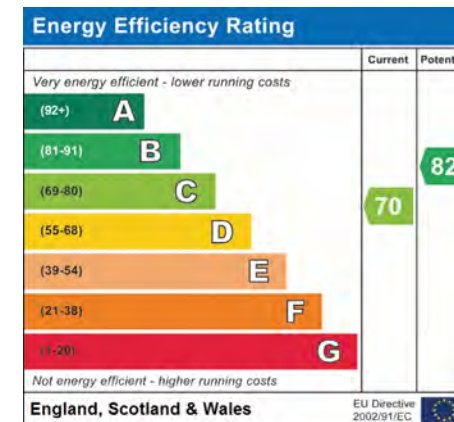
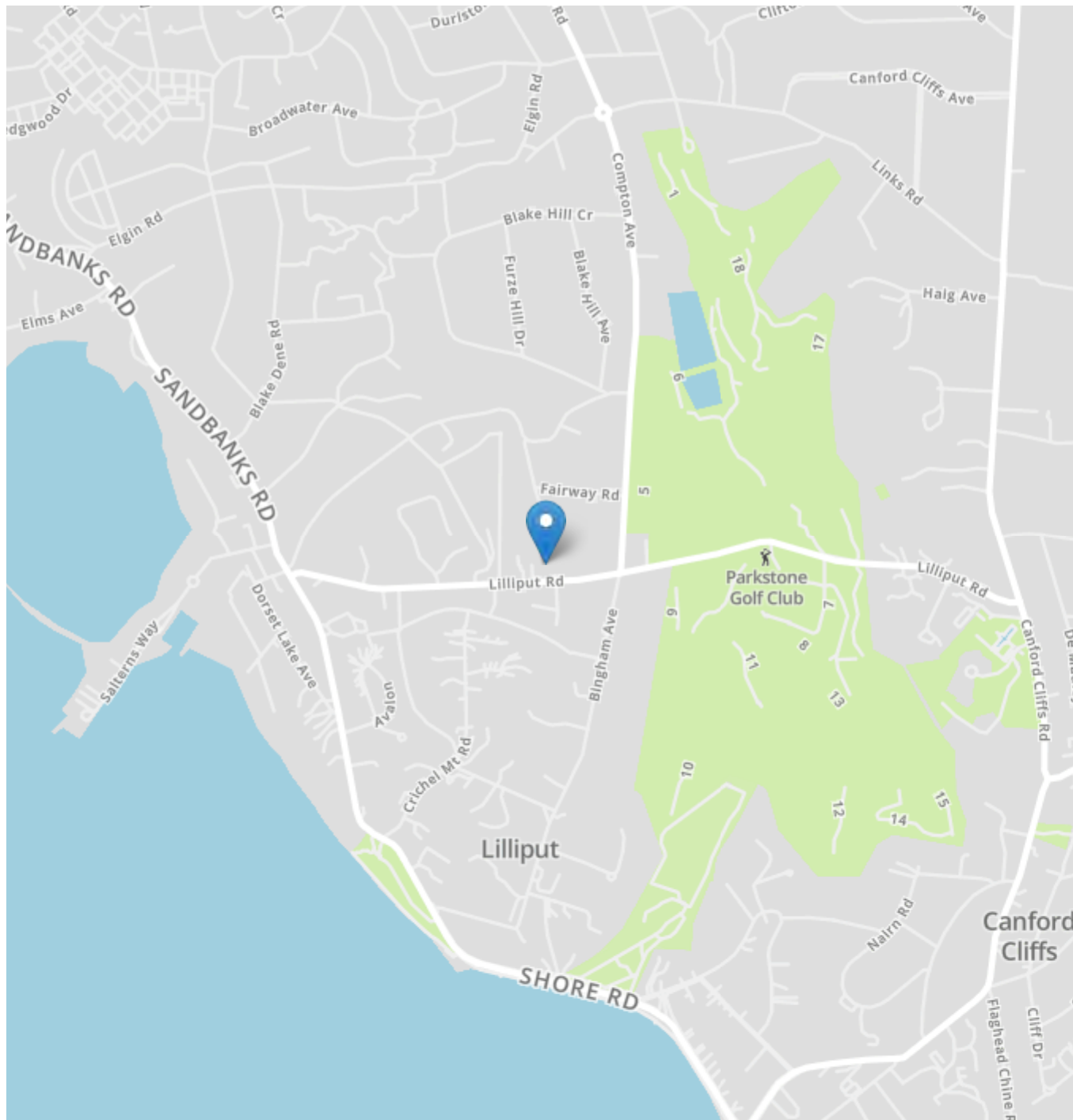


About Mays

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 25 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 nearly 30 years.



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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