



Elms Avenue, Lilliput BH14 8EF
Guide Price £1,625,000 Freehold





Property Summary

A stunning five double bedroom New England style detached residence situated in the highly desirable Elms Avenue, Lilliput. In close proximity to Parkstone Yacht Club and within Lilliput first and Baden Powell school catchment.



Key Features

- Extending to in excess of 3000 sq ft
- Prestigious Lilliput Avenue
- In close proximity to Parkstone Yacht Club
- Five double bedrooms & three luxury bathrooms
- Fantastic kitchen lifestyle space
- Bi-folding doors in living room and main bedroom
- Private balcony & Harbour glimpses
- Under floor heating
- Cat 5 cabling
- Electric gates and garage door



About the Property

Offering the highest specification throughout, along with spacious accommodation spread over three floors, this is a highly desirable modern family home.

Accommodation comprises of a spacious reception hallway with a galleried landing, under stairs storage and window seat. Double opening doors lead to a stylish sitting room. There is a cloakroom with utility cupboard and a further doorway leads to an impressive open plan kitchen lifestyle space.

The luxury appointed kitchen has a large centre island with breakfast bar with the kitchen having built in appliances including wine cooler, fridge freezer, cooker, hob and extractor. Bi-folding doors lead from the lounge dining area directly onto the rear garden with a side door leading from the kitchen.

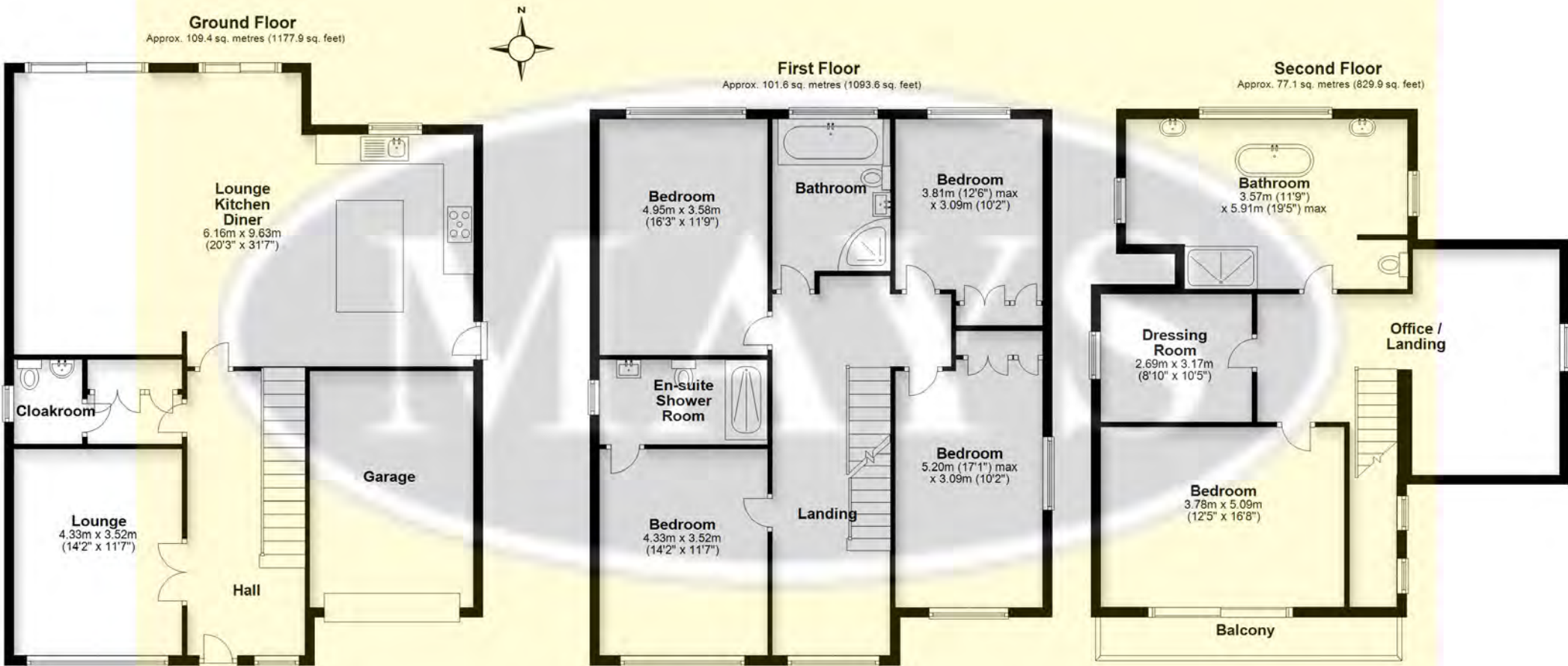
Stairs from the entrance lead to a spacious landing giving access to a modern fitted bathroom with shower and four double bedrooms, one with a spacious en-suite shower room.

Rising to the second floor is an impressive main bedroom suite with feature vaulted ceiling and bi-folding doors to a private balcony which benefits from Harbour glimpses. Also accessed from the landing is a luxury en-suite bathroom with walk in shower and walk in wardrobe.

Externally, the front of the house is approached via a sliding electric gate giving access to a large block paved driveway and the integral garage. The beautiful landscaped rear garden has a large terrace seating area with the remainder of the garden laid to lawn with raised borders and rear patio seating area.

Council Tax Band G





Total area: approx. 288.1 sq. metres (3101.4 sq. feet)



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 and Co-operative petrol station, 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. 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.



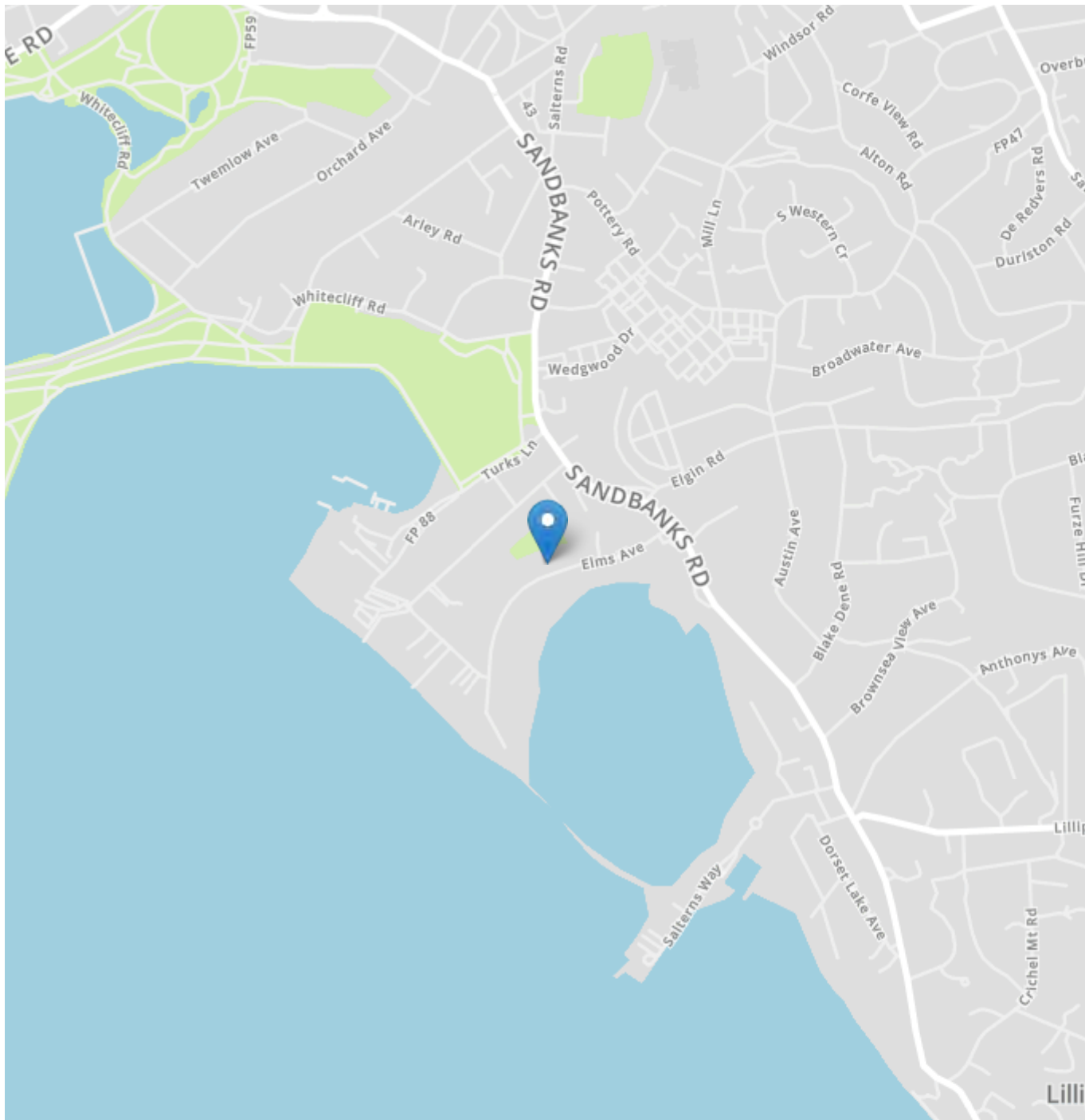
About Mays


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We are a truly independent Estate Agents with genuine and dedicated professionals able to offer extensive local knowledge to anyone moving within or hoping to relocate to the BH postcode.

We are proud of our solid reputation, genuine enthusiasm and passion for all things property. We care about our clients and are committed to delivering a first-class service using state of the art technology.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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.
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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.

Mays Estate Agents - Lilliput Sales and Head Office

290 Sandbanks Road, Poole, Dorset BH14 8HX

T: 01202 709888

E: poole@maysestateagents.com (sales)

E: lettings@maysestateagents.com (lettings)

www.maysestateagents.com

