



THE MOORINGS

22A DORSET LAKE AVENUE, LILLIPUT, POOLE, BH14 8JD





FEATURES

One of Lilliput's most sought after roads | Impressive modern detached residence | Superb harbour views | Entrance porch and reception hall | Three reception rooms | Quality fully equipped kitchen/breakfast room | Cloakroom and utility room | Five double bedrooms | Four luxury bathroom/shower rooms | Two large private balconies | Generous landscaped south facing garden | Double detached garage | Gated driveway | Vendor suited |

Lilliput Village is located approximately half a mile from the award winning beaches at Sandbanks and is home to Salterns Marina and a variety of shops, including a Tesco Express and Co-operative petrol station, a Patisserie, Thai restaurant and take away, florists, off license, surf and bike shops. There is also a Doctors' surgery and chemist along with Lilliput First School.

Lilliput offers excellent communications to the town centres of Poole and Bournemouth and also to Studland where one of the South coast's most beautiful nature reserves can be found.

An excellent location for families, retired individuals, professional couples or a second home owner, Lilliput has something to offer everyone.

An impressive five bedroom detached residence built in 2002 to a high specification, situated in one of Lilliput's most sought after central locations, within a short stroll of the local shopping parade and Salterns Marina.

The beautifully presented accommodation extends to approximately 3094.5 Sq.Ft. offering a flexible arrangement over four levels, enjoying superb harbour views.





Approached via electrically operated gates, leading to a block paved driveway with double garage and access to both sides of the property. An enclosed entrance vestibule leads to the spacious entrance hall, with Travertine flooring and access to the study, large cloakroom/WC, store room/second utility and cupboard housing the pressurised hot water tank. The oak staircase splits, with a reception room or large bedroom occupying the lower ground floor with doors leading onto the gardens and an en-suite bath/shower room. Also to this floor is a double bedroom with en-suite shower room and large utility room. This floor offers annexe potential.

To the first floor is the main open plan living accommodation with cherry wood flooring, large floor to ceiling windows and doors offering light and airy accommodation, views across Poole Harbour, Brownsea Island and Salterns Marina and access onto a decked south facing sun terrace with steps to the gardens. The kitchen is fitted with a range of silver and white units, black granite worktops, a breakfast bar and integrated appliances including a halogen hob with extractor over, fridge, freezer, double oven and dishwasher. The kitchen is open plan to the sizeable dining room with a feature pitched ceiling. An archway opens from the dining room to the sitting room, also with spectacular views.

Two double bedrooms and a bathroom occupy the second floor with the impressive master suite to the third floor with spectacular views and a private sun terrace. The master suite enjoys a vast range of built in wardrobes and an en-suite bath/shower room.

A particular feature of the property is the generous south facing garden with established plant and shrub borders, a patio area to the immediate rear of the property and a winding path leading to a gate providing pedestrian access onto Firs Lane. The double garage has an electrically operated up and over door.







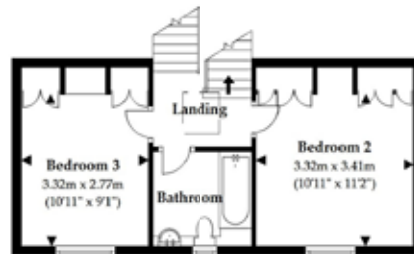
Split Level Ground Floor

Approx. 144.0 sq. metres (1549.8 sq. feet)



Upper First Floor

Approx. 33.4 sq. metres (359.6 sq. feet)

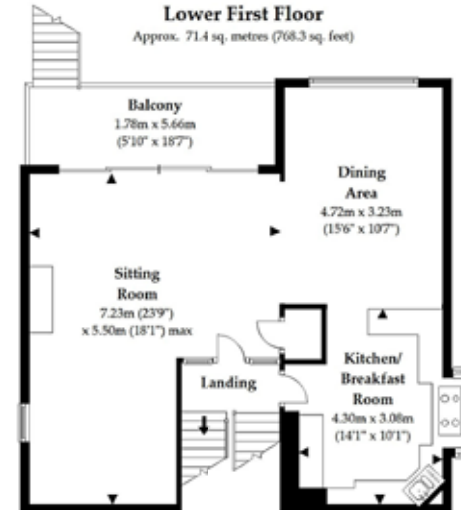


Note: Outbuildings may not be positioned correctly, but are included in the floor area calculations. Balconies are not included in the floor area calculations.

LIT SURVEYING Total area: approx. 287.5 sq. metres (3094.5 sq. feet)

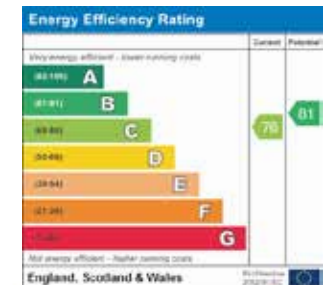
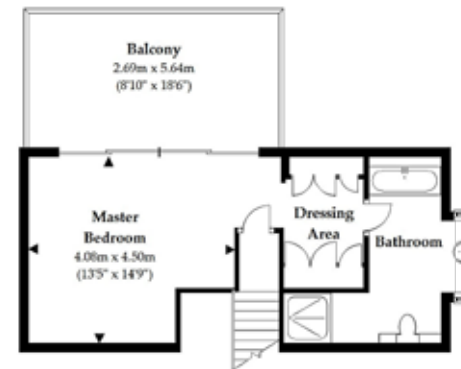
Lower First Floor

Approx. 71.4 sq. metres (768.3 sq. feet)



Second Floor

Approx. 38.7 sq. metres (416.9 sq. feet)



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