

Sandbanks Road
Lilliput
Poole, BH14 8EY



A beautifully finished detached, three storey four bedroom family home situated in central Lilliput, offering views of Poole harbour.

£900,000







Situation & Description

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 licence, surf and bike shops. There is also a doctor's surgery and chemist along with Lilliput First School.

Lilliput offers excellent 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 prestigious Parkstone Golf Club close by.

This beautifully finished detached, three storey family home is situated in close proximity to central Lilliput's shops, cafés, restaurants, Salterns Hotel and Marina. It also only a short drive to the award winning blue flags beaches of Sandbanks stretching along to Bournemouth.

This stunning home has been extended and remodelled to offer a deceptively spacious and light environment, beautifully finished with contemporary and flexible living. On entering the property, you are greeted by a spacious entrance hall with the addition of a ground floor cloakroom.

There are walnut engineered wooden floors and doors throughout the ground floor accommodation.

The kitchen/dining area has been elegantly extended to offer an open plan living space, complimented by vaulted ceiling with Velux and feature lighting. A quality fitted kitchen, complete with stone work tops and fully integrated Neff appliances to include fridge/freezer, oven, hob, extractor, microwave and dish washer. A stylish breakfast bar opens to the dining area, with ample room for a dining table and chairs, provides an idyllic setting to enjoy views of the private landscaped rear gardens through the bi-folding doors.

The kitchen/dining area opens to a sitting area offering the comforts of a fireplace with wood burning stove, leading on to the lounge area providing flexible open plan living space.

A utility room can be found situated just off the kitchen area and offers plumbing for washing machine, space for tumble dryer, base unit with inset sink, work top and cupboard housing a combination boiler, and door to side aspect.

Wooden balustrade staircase leads to first floor landing, with a window to side and access to three double bedrooms, one benefitting from partial views of the Blue Lagoon and another with a well-appointed en-suite shower room. The first floor also offers a luxurious fitted family bathroom with Porcelenosa tiles, walk in shower, Roca bathroom suite and partial views of the Blue Lagoon.

Further stairs raise to the second floor landing; this floor is currently being utilised as an impressive master bedroom suite. This area comprises of ample space for flexible accommodation to take in the full views through the feature bi folding doors, which lead on to a balcony and offer stunning views over the Blue Lagoon, Poole harbour, Brownsea island and beyond.

This south west facing balcony is finished with wooden cladding into a pitched roof with a glass balustrade, power supply and ambient lighting.

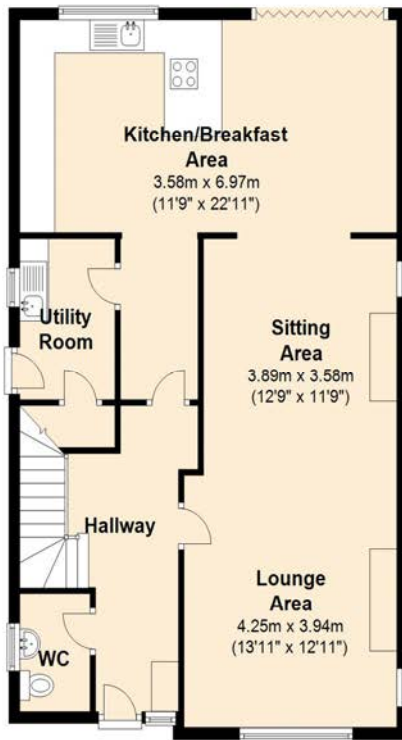
The contemporary master suite offers an impressive en-suite shower room with large walk in shower, tiled flooring and a custom made walnut vanity storage unit. There is an additional area of loft space which is accessible from the en-suite and will provide an excellent additional storage facility.

Outside, the front driveway is enclosed by a combination of mature hedging, low level walling and gates; it has been fully block paved and offers ideal space for a few vehicles. There is a side gate leading to an area of hard standing offering potential storage for a small boat or jetski.

The rear garden is initially laid with stone chippings leading to a recently fitted shed with a decked surround. A variety of plants, shrubs and mature hedges fringe this beautifully landscaped garden to provide a private aspect. Two good sized areas of lawn lead to a patio terrace, ideally suited to alfresco dining.

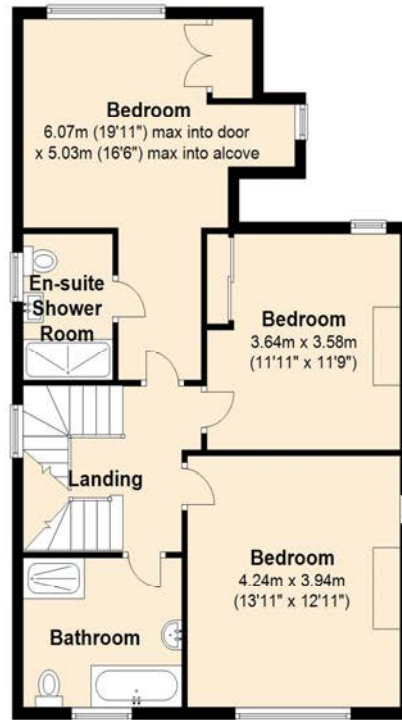
Ground Floor

Approx. 82.1 sq. metres (884.0 sq. feet)



First Floor

Approx. 71.3 sq. metres (767.0 sq. feet)



Second Floor

Approx. 51.7 sq. metres (556.4 sq. feet)



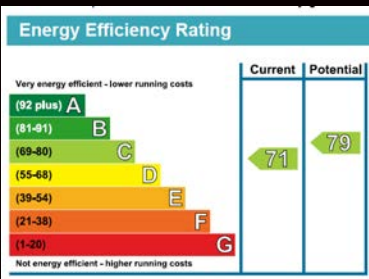
Total area: approx. 205.1 sq. metres (2207.4 sq. feet)

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Plan produced using PlanUp.







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