

The Swifts, Lilliput Road  
Lilliput  
Poole, BH14 8JZ



An impressive brand new four bedroom detached family home, set back on a private plot within a prime position in central Lilliput, in a much sought after school catchment area.

£850,000 Ready for immediate occupation











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## 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.

This modern, four bedroom detached home is set within a prime position just moments away from Lilliput village, within catchment of Lilliput school and a short distance away from Poole Harbour and Sandbanks beach.

The property is approached via a long, gravelled driveway shared with the front neighbouring property.

Quality finishes are on display when entering the home, with gloss tiled flooring - complete with underfloor heating - solid oak doors and LED spot lighting throughout. Adjoining the hallway is a guest cloak room and doors to all principle rooms.

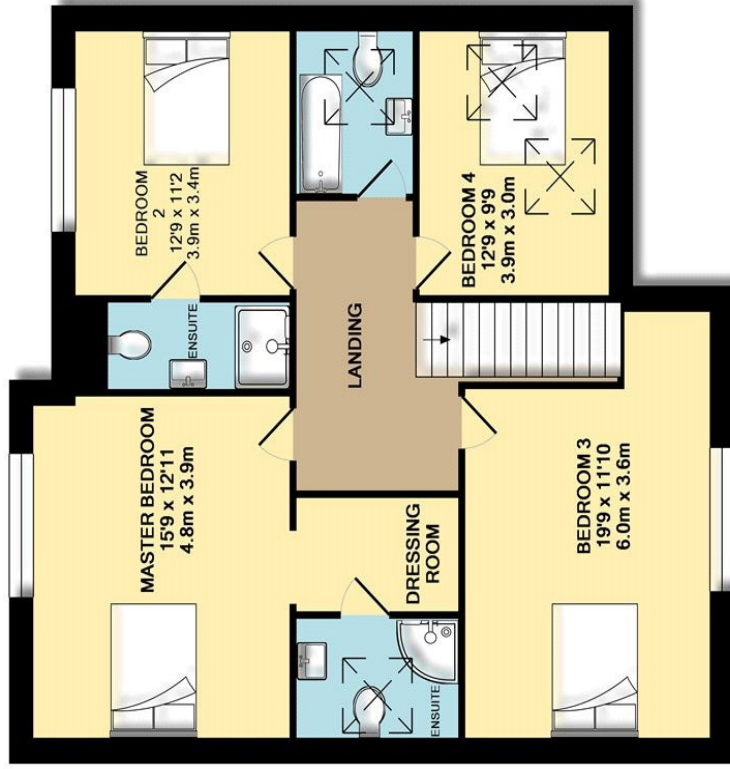
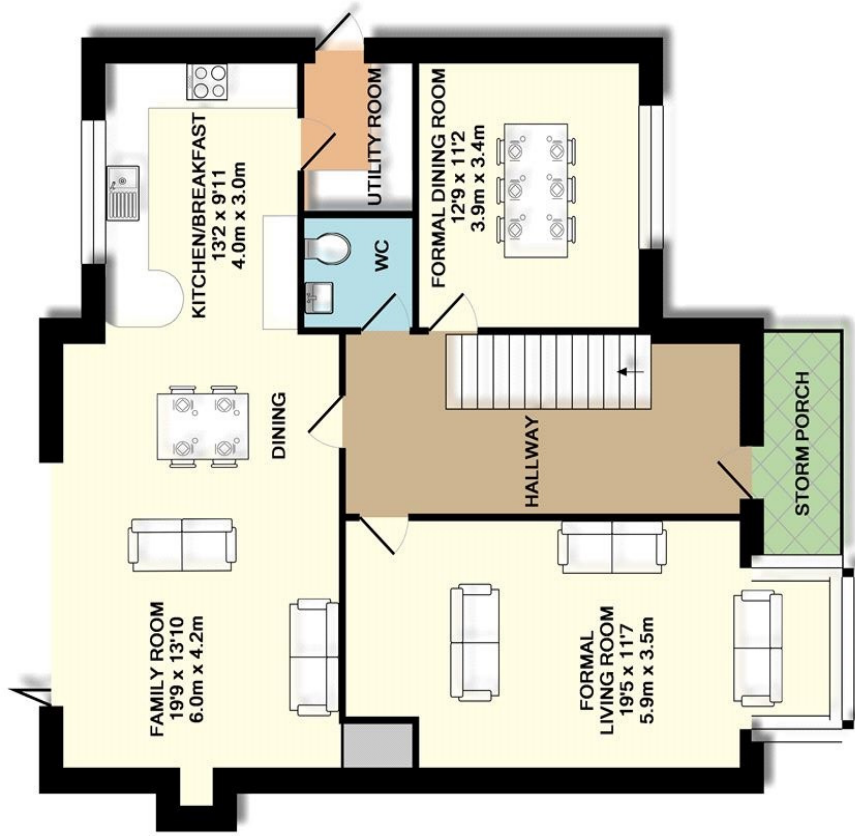
The two front reception rooms both offer full height windows and are currently presented as a formal living room and separate dining room.

The open plan lifestyle kitchen presents a social hub, with a multifunctional modern space catering for both dining and lounging. This high quality kitchen spans the width of the entire property and comes with fully integrated appliances, breakfast bar and also adjoining utility room with direct garden access. Bi-fold doors also allow rear garden access which leads to a patio terrace. There is also a useful storage cupboard and option for a log burner.

On the first floor, the main bedroom comprises a luxury dressing area with fully tiled shower en-suite and spacious floor area. The second bedroom also comprises a luxury fully tiled en-suite. The remaining two double bedrooms are serviced by a high quality family bathroom.

The property enjoys a south facing landscaped garden with a large patio terrace and raised lawn enclosed by timber fencing. There is a sizeable garage space with an electric up and over door and further parking to the front and side of the property.

- Brand new detached home
- Open plan kitchen/living space
- Two formal reception rooms
- Useful utility room
- Four double bedrooms
- Two luxurious en-suites
- Luxury family bathroom
- South facing garden
- Garage and parking
- No forward chain

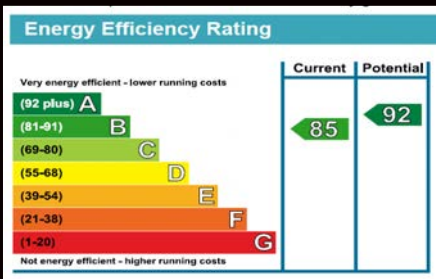












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