Marina Drive
Lilliput
Poole, BH14 8HB

An impressive and beautifully appointed Art Deco style four bedroom detached family home in a convenient central location close to Salterns Marina, local shopping parade, Lilliput First School and Baden Powell Junior School.

Offers In Excess Of £800,000

Planning permission to construct a first floor extension to form two bedrooms over the kitchen/dining area

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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. The area offers many sporting facilities including prestigious Parkstone Golf Club close by.

These sizes and the dimensions on the floor plans are indicative only as they are measured from plans and may have changed during the course of construction.

This outstanding four bedroom detached home was completely remodelled and renovated in 2014 to create an impressive Art Deco style residence, finished to a high specification throughout.

Upon entering the property you are greeted by a reception hall with a feature full height vaulted ceiling and oak staircase to a part galleried landing. Double sliding doors open to a superb triple aspect open plan kitchen/family room with aluminium bi-folding doors opening directly onto the garden terrace. This room enjoys a comprehensive modern fully equipped fitted kitchen complete with integrated appliances and quartz work surfaces, whilst combining a sociable dining and sitting area.

There is also a separate formal lounge with double doors to a further side courtyard garden. The ground floor also offers a double bedroom, luxurious bathroom and useful utility room with direct garden access.

On the first floor the master bedroom has a spacious and luxuriously appointed en-suite bathroom. There are also two further bedrooms, one benefitting from an en-suite shower room.

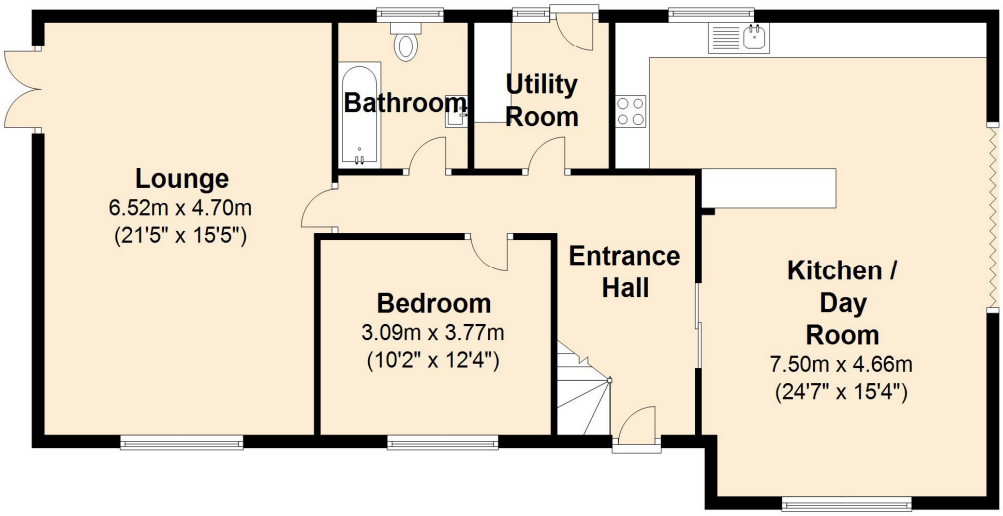
Outside the property sits centre to the plot enjoying a beautifully established south west facing side garden with mature borders and a large decked sun terrace immediately adjoining the property. At the opposite end of the garden you have a further paved courtyard garden and a driveway providing parking for three/four vehicles.

PLANNING PERMISSION
To construct a first floor extension to form two bedrooms over the existing kitchen/dining area.
Application No: APP/17/01152/F
www.poole.gov.uk/planning-and-buildings/

- Impressive Art Deco style home
- Newly renovated in 2014
- Open plan kitchen/family room
- Formal lounge
- Four bedrooms
- Three luxuriously appointed bathroom/shower rooms
- Useful utility room
- Beautifully established south west facing garden
- Separate paved courtyard garden
- Driveway providing parking for three/four vehicles
- Finished to a high specification throughout
- Planning permission for first floor extension
- Viewing highly recommended

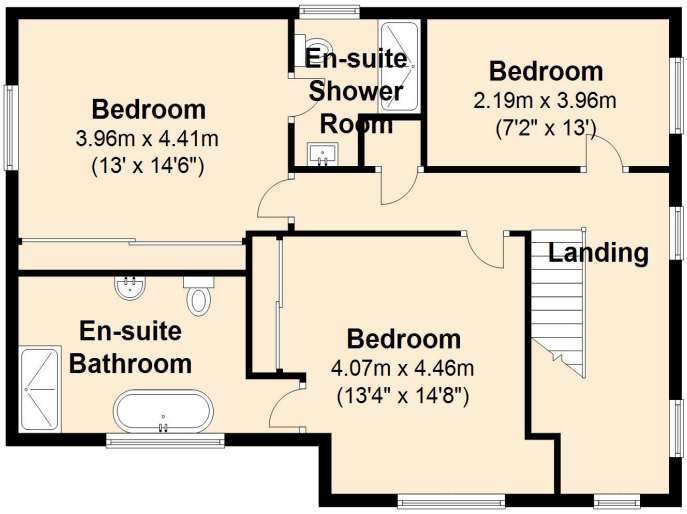
Ground Floor

Approx. 105.0 sq. metres (1129.9 sq. feet)



First Floor

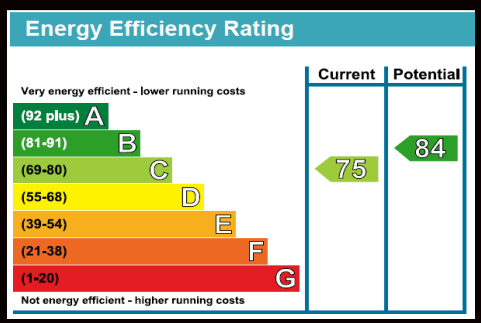
Approx. 73.1 sq. metres (786.6 sq. feet)



Total area: approx. 178.0 sq. metres (1916.4 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 mis-statement. 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.



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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.

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