

Elms Avenue
Lilliput
Poole, BH14 8EF



An imposing and tastefully presented four double bedroom detached character home on a generous plot, in a highly sought after avenue close to Parkstone Yacht Club and within the much favoured Lilliput and Baden Powell school catchment area.

Offers in Excess of £1,000,000
NO FORWARD CHAIN







Situation and Description

Lilliput Village is located approx 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 doctors' 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 delightful double fronted, four bedroom detached character property offers well-presented and versatile accommodation extending to approximately 2,500 sq ft, enjoying a substantial west facing garden and large front driveway.

Upon entering the property, you are greeted by an entrance lobby with an adjoining guest cloakroom, before entering the main reception hall with stairs to the first floor landing.

The dual aspect sitting room has an attractive central stone fireplace and oak wood flooring. Double doors open to a large conservatory, providing a pleasant outlook and access to the rear garden.

An additional front reception room provides an ideal family room or formal dining room.

The kitchen/breakfast room offers a quality range of fitted units with integrated appliances including a range cooker and breakfast bar, with a feature lantern roof light, and double doors to the garden terrace. There is also a large adjoining utility/boot room with direct garden access.

On the first floor, the main bedroom offers an extensive range of custom made fitted furniture, and has an en-suite shower room. There are also three further double bedrooms, two with built-in wardrobes, and all served by a luxury family bathroom.

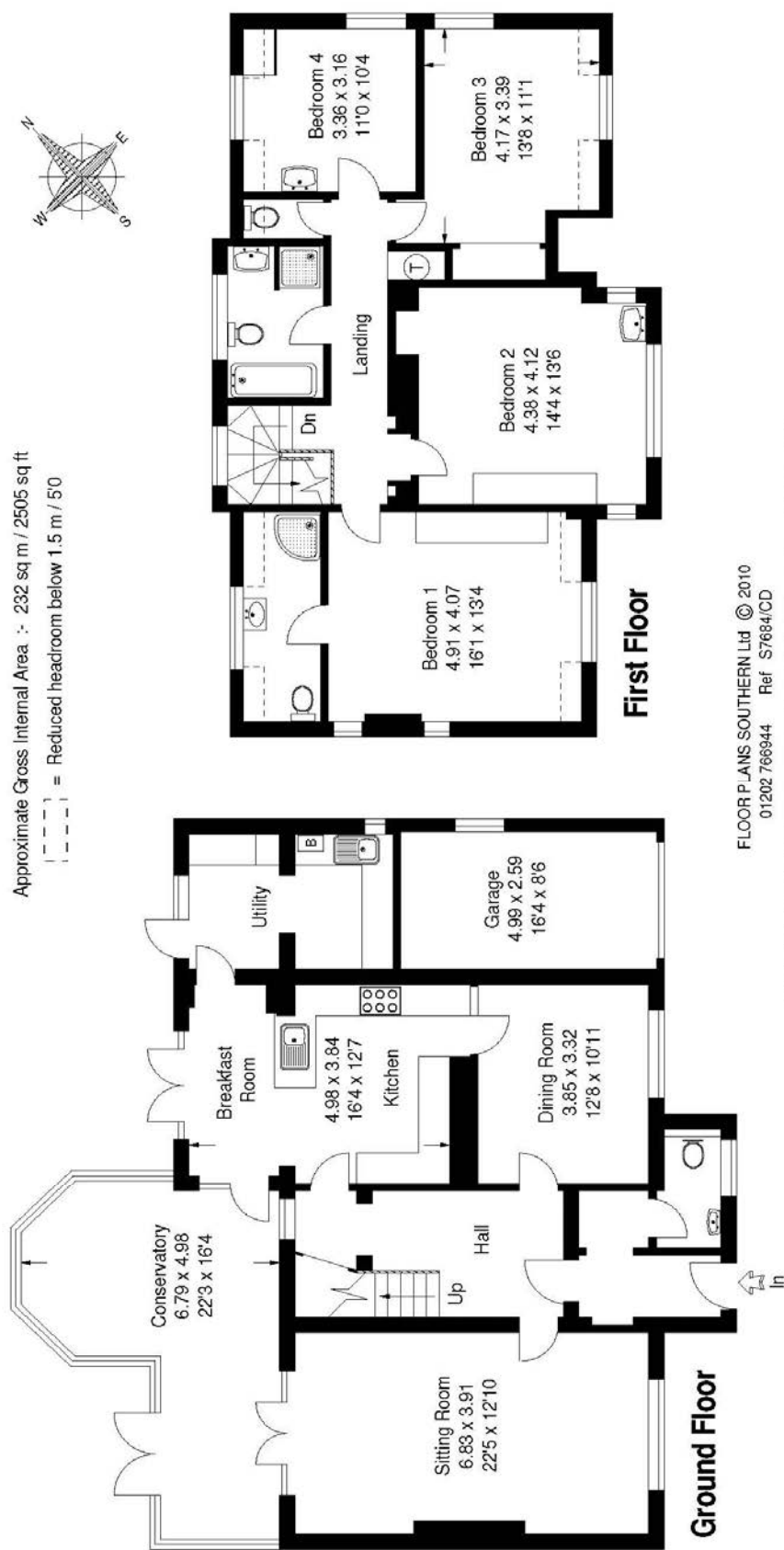
Externally, the property benefits from a generous and beautifully landscaped west facing rear garden, predominantly laid to lawn with mature boundaries, offering a high degree of privacy.

The front gravelled driveway provides parking for several vehicles and access to an integral garage.

Agents Note:

Ownership of this property also benefits a share in the ownership of an area of recreational garden land situated between Pearce Avenue and Elms Avenue. This area of land is for the communal use of the shareholders of 'The Elms Estate'.

- Imposing detached character home
- Highly sought after avenue
- Short walk from Parkstone Yacht Club
- Versatile accommodation of approximately 2,500 sq ft
- Two reception rooms
- Large conservatory
- Quality fitted kitchen/breakfast room
- Utility room and guest cloakroom
- Four double bedrooms
- Family bathroom and en-suite shower room
- Mature and extensive rear garden
- Garage and gravelled driveway
- No forward chain
- Viewing highly recommended



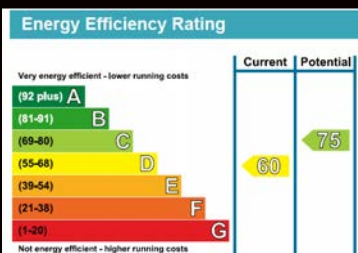
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01202 766944 Ref S7684/CD

This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboard / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them.







IMPORTANT NOTICE:

Mays and their clients give notice that:

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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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