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**Avalon, Lilliput, Poole  
Dorset, BH14 8HT**



# Avalon, Lilliput, Poole, Dorset, BH14 8HT

## Freehold Price £850,000

An extremely well appointed and spacious 3/4 bedroom detached bungalow set on a private plot with a generous back garden with planning permission to extend. The current owners bought this property due to the lifestyle that it offers, being just a road away from the water's edge.

As you step into the generous entrance hall you immediately get the feeling of light and space. The large lounge and conservatory are set at the rear of the property, with double glazed sliding doors down into the beautiful private garden which offers plenty of space for children to play. The kitchen is yet to be refurbished however offers a small sea view as well as a view over the rear garden. There is a separate utility room giving access out to the side of the home.

The three double bedrooms are currently serviced by a modern family bathroom and there is also a dressing room/bedroom 4. Since moving in the current owners have refurbished part of the property and left the kitchen, utility and cloakroom due to the fact there is the opportunity to go into the roof and create a further master bedroom offering further sea views. This would all be subject to planning but turn the property into a wonderful residence.

Additional benefits include gas central heating, double glazing, a double garage and private driveway.

The wonderful location of this home means it is a few hundred yards from Lilliput offering a range of shops and eateries as well as Salterns Marina. Poole is within 2.5 miles with its wide range of shops, cafes, bars and restaurants. The nearest stations (Branksome or Poole) are within 3 miles and the beautiful peninsular beaches of Sandbanks with its beach side cafes and upmarket restaurants and hotels are just over a mile away. Canford Cliffs Village is just one and a half miles away, Parkstone Golf Club is 1.4 miles distant, East Dorset Tennis Club is just 1.3 miles away.

The property is within the catchment area of the highly regarded Lilliput School. This location really is ideal being accessible to so many local centres and attractions yet offering a secluded and tranquil setting.

NB Planning permission has been passed for the conversion of the double garage in to a bedroom and en suite as well as enlarging the family room, creating a shower room and walk-in store. Also permission granted for a new double garage and automatic entrance gates. The property offers further potential for extension into the roof space to provide a master suite and a living area with sea views which would be subject to planning permission.

**COUNCIL TAX BAND: G**

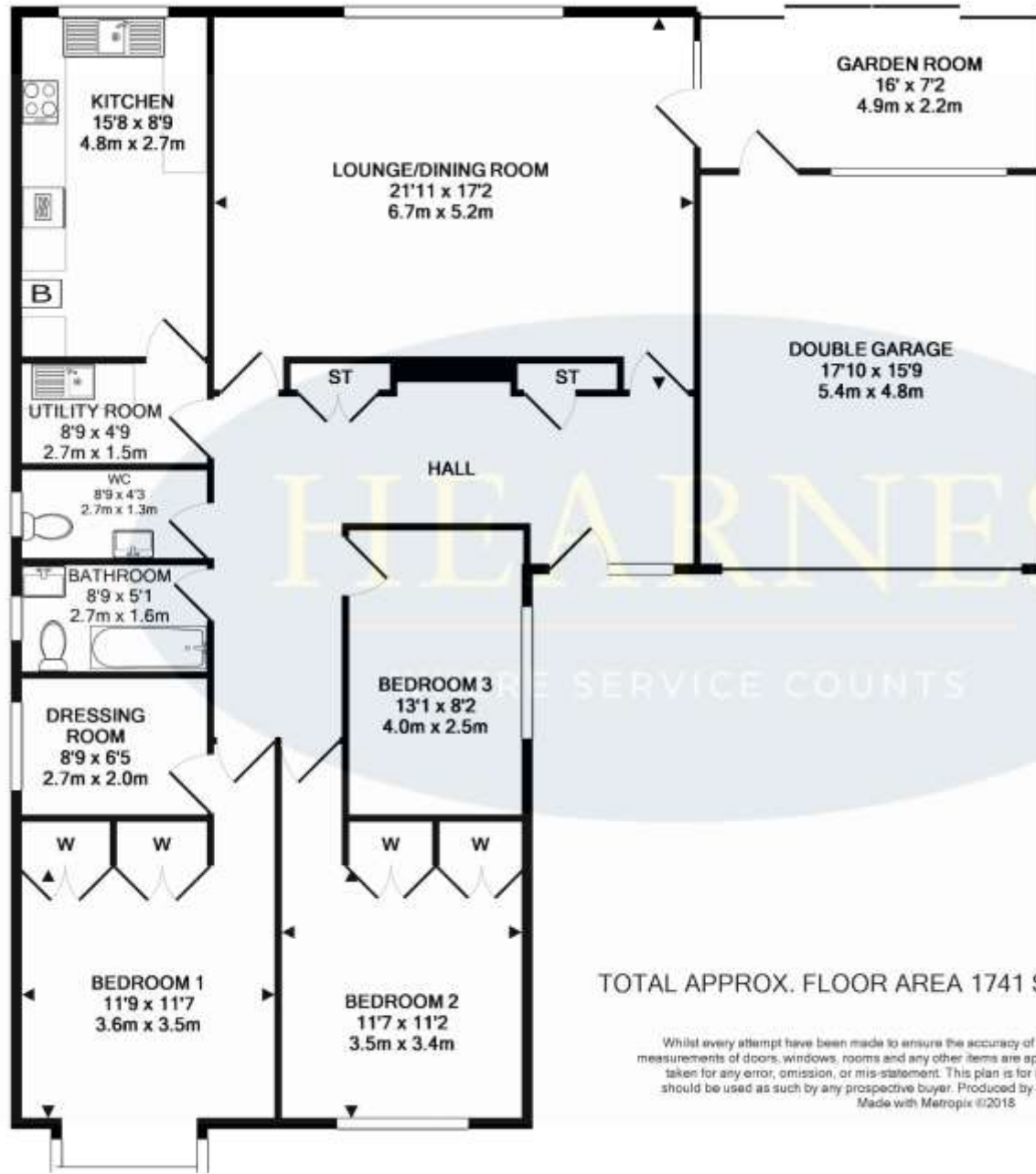
**EPC RATE: F**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.









TOTAL APPROX. FLOOR AREA 1741 SQ.FT. (161.7 SQ.M.)

Whilst every attempt have been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. Produced by Swift Energies 07512 365 141  
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Evening Hill



Sandbanks Beach



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