



Avalon, Lilliput
Poole, Dorset BH14 8HT

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FREEHOLD PRICE £800,000

An immaculately presented 3 double bedroom, 2 bathroom bungalow set in this prime residential location just a few hundred yards from the view point at Evening Hill where there are beautiful views over Poole Harbour and Sandbanks. Lilliput village is just 500 yards along the road and Compton Acres is only one mile away.

This bright and airy property includes a lovely sun porch leading to the central reception hall, a spacious kitchen/breakfast room, generous lounge with fireplace, separate dining room, en suite shower room and dressing area to master bedroom, main bathroom, additional cloakroom, double garage, private rear garden and off-road parking for 4 cars.

This bungalow is set back from the road in an elevated position giving the property a feeling of privacy. The layout of the accommodation is well-planned with well-defined living and sleeping areas either side of the hallway. As you enter the property via an attractive conservatory style porch you are met with a generous welcoming entrance hall with a light airy feel. The country style kitchen/breakfast room leads you into the separate dining room, and on into the generous lounge via a double set of glazed doors. The generous lounge opens up via sliding patio doors to the beautiful and well-stocked rear garden. The roomy master bedroom is also positioned at the rear of the property, and features its own patio doors to the garden, a separate dressing area and en suite shower room. The utility room and double garage are both accessed through the kitchen.

The property is situated amongst other detached bungalows, therefore the rear garden has a high degree of privacy with an elevated seating area which catches the evening sun. At the front of the property is a well maintained front garden which has a mixture of grasses and shrubs again giving a feeling of privacy.

The location of this home is a key factor of its popularity with 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 once again offering a diverse range of shops. This location really is ideal being accessible to so many local centres and attractions, yet offering a tranquil setting.

COUNCIL TAX BAND: G

EPC RATE: D

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

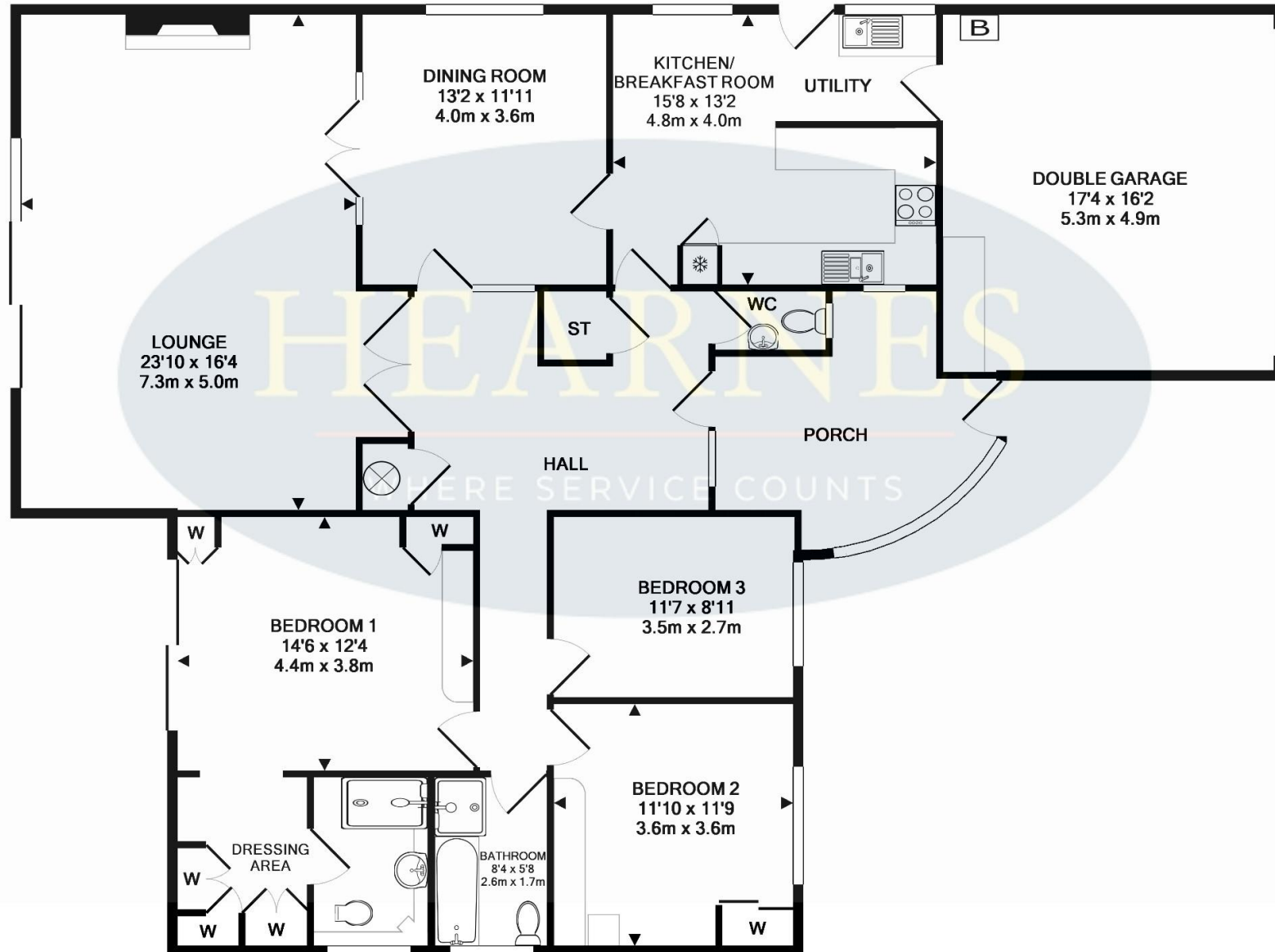




TOTAL APPROX. FLOOR AREA 1967 SQ.FT. (182.7 SQ.M.)

Whilst every attempt has 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Evening Hill Views



Evening Hill



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