



**Lilliput Road,
Lilliput, Poole, Dorset BH14 8JZ**

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FREEHOLD GUIDE PRICE £850,000

A beautifully appointed four double bedroom brand new home set in the prime residential area of Lilliput. Offering well planned accommodation with a stunning kitchen/dining/day room measuring approximately 34' 9" by 13' 11", with bi-fold doors opening to the rear garden.

The house is of a colonial design, with a traditional style on the exterior and benefiting from a contemporary stylish finish throughout the interior. The property has a light and airy feel with large picture windows in the study and a bay window in the lounge. Set off the spacious landing are four double bedrooms and a contemporary style bathroom, finished to a high specification, servicing bedrooms three and four. The master bedroom offers a dressing area, an immaculate en-suite bathroom and overlooks the rear. Bedroom two also overlooks the rear and has an en-suite shower room. The rear garden has been landscaped with a raised lawn area and patio for outside dining.

Further benefits include fitted carpets in the lounge, dining room, landing, and all bedrooms, and tiled floors in the kitchen, utility room and all bathrooms. As well as double glazing and bi-folding patio doors there is also gas fired under-floor heating on the ground floor, with radiators on the first floor, and a single garage.

Located just over 300 metres away are the Lilliput shops, which include an artisan bakery, tapas bar, hairdressers, and a convenience store. The Salterns Marina is also nearby and the award winning sandy beaches that the area is known for are just over a mile away. This property is in the catchment area of the Ofsted rated 'outstanding' Lilliput Infants School. Within Lilliput there are also school buses to the private schools of Dumpton, Castle Court, Canford, Clayesmore and Bryanston.

COUNCIL TAX BAND: G

EPC RATE: B

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.

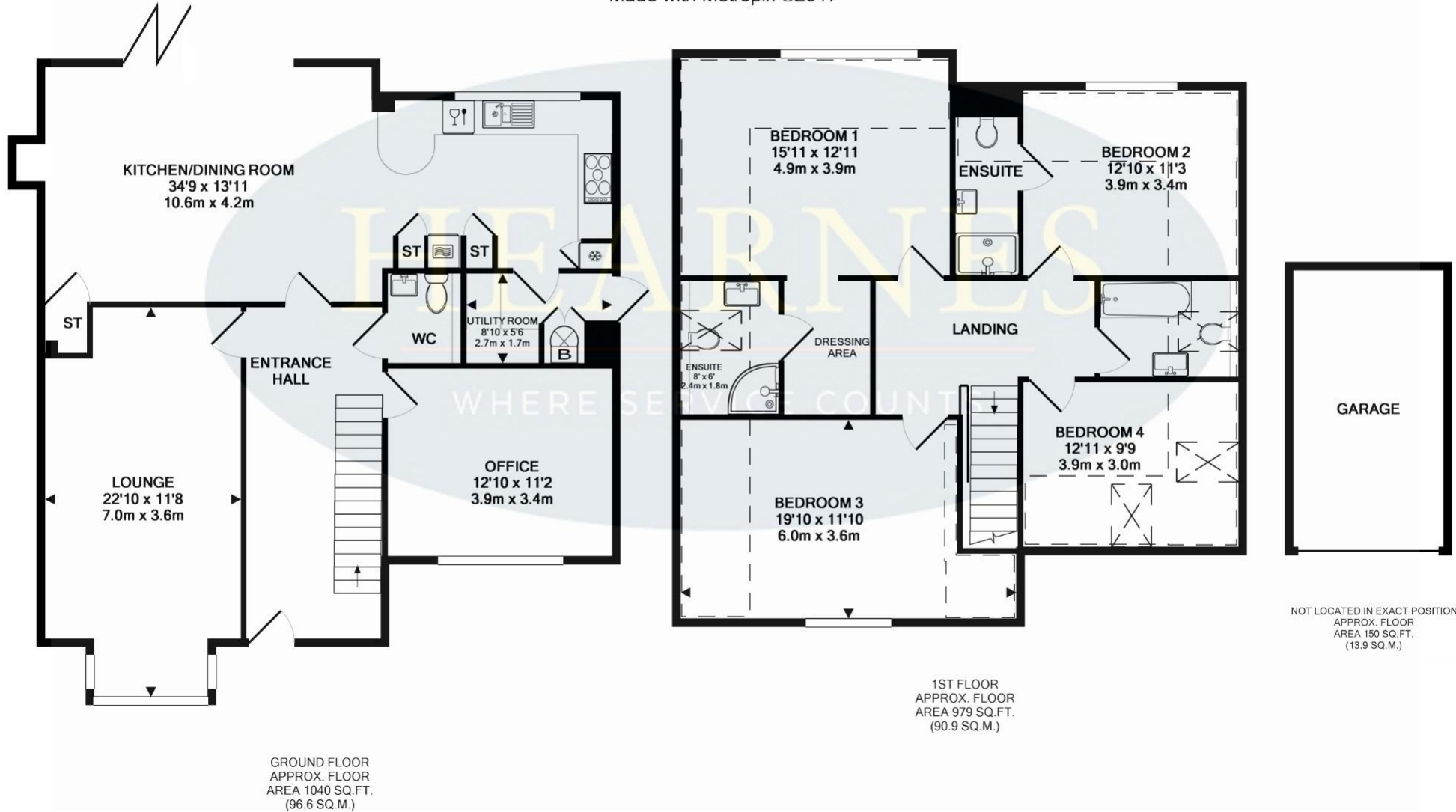




TOTAL APPROX. FLOOR AREA 2169 SQ.FT. (201.5 SQ.M.)

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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