



5a Greenwood Avenue, Poole BH14 8QD
Asking Price £1,500,000 Freehold





Property Comprises

Nestled within a popular area, Greenwood Avenue is perfect for families as Lilliput School is just a road away. With its proximity to the local golf course, marinas, beaches, and desirable village locations, this property is an ideal home for both permanent residence and as a 'lock up and leave' second residence that is easy to maintain.

This property has been developed by the original owner. The bespoke high-end specification is shown throughout, from the central beam steel and oak counter-lever staircase connected the floors to the modern open-plan kitchen, dining, living space, perfect for family living. The lower ground floor is complete with a Leicht Kitchen, a large centre island, Siemens appliances, Family room and access to a large sun terrace and sunny south aspect rear garden via Bi-Folding doors.

The ground floor boasts a bright and spacious entrance hall with a sunny living space overlooking the garden, also on this floor is access to the integral garage and a bathroom, complete with Duravit sanitary fittings and Saloni porcelain tiles.

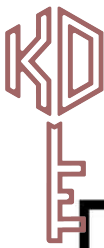
The first floor boasts the impressive master bedroom suite with walk-in dressing area, leading to a shower room en-suite complete with Duravit sanitary and Saloni Porcelain tiles. Also on the floor you will find two additional bedrooms as well as a family bathroom. The second floor has two further large bedrooms, a family bathroom and a sun terrace from Bedroom 5 overlooking the rear garden.

The property has some additional features, such as: underfloor heating throughout, an air source heat pump, lightwave smart lighting system, 4kw solar panels on the roof and aluminium windows and doors.

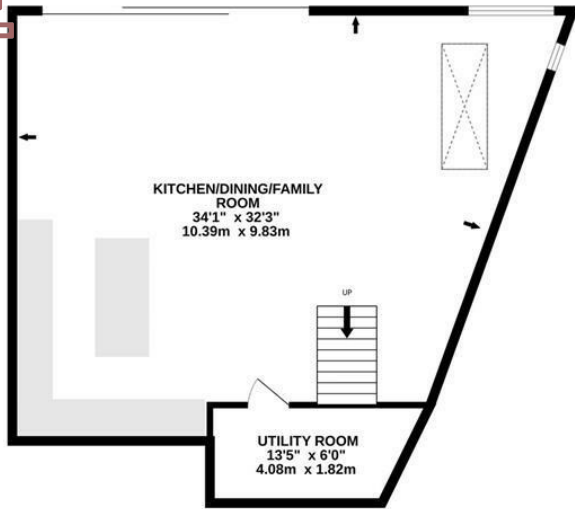
LOCATION

Lilliput

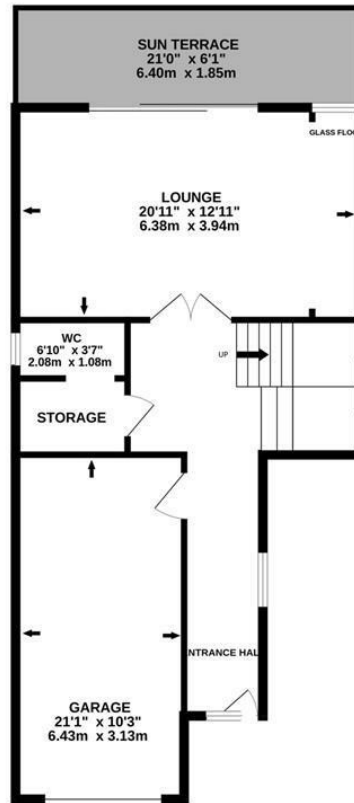
The property is located in the heart of Lilliput and within a short level walk to local shops. Lilliput offers an array of shops including well known convenience stores, hairdressers, bike & surf shops, restaurants & cafes including an award winning patisserie. Close by is the renowned Parkstone Bay Marina offering superb boating facilities as well as the highly regarded South Deep Café set on a beautiful waterfront location with indoor and outdoor seating. The prestigious Parkstone Golf Club and the blue flag beaches of Sandbanks are just a stone's throw away. At the end of The Sandbanks Peninsula is the chain link ferry giving vehicular and pedestrian access to the many miles of National Heritage coastline of the Isle of Purbeck. Lilliput is ideally located for those needing travel connections to London and into Europe. London Waterloo can be reached in under two hours via train or road. Bournemouth International Airport offers both internal and international flights to a variety of destinations.



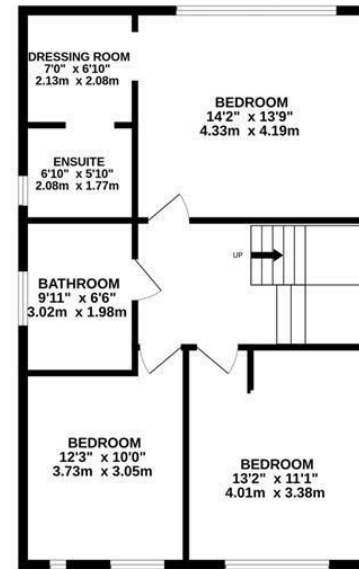
GROUND FLOOR
836 sq.ft. (77.7 sq.m.) approx.



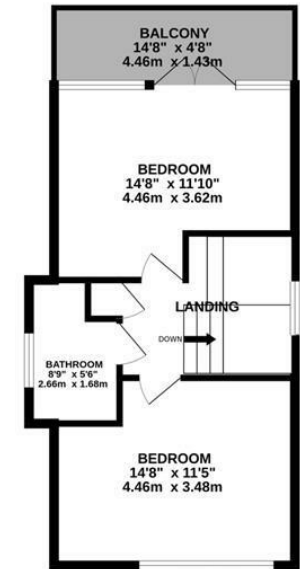
1ST FLOOR
814 sq.ft. (75.6 sq.m.) approx.



2ND FLOOR
815 sq.ft. (75.7 sq.m.) approx.



3RD FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 2949 sq.ft. (274.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
- They do not constitute an offer of contract for sale.
- Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating		Current	Target	Environmental Impact (CO ₂) Rating		Current	Target
Very energy efficient - lower running costs		94	96	Very environmentally friendly - lower CO ₂ emissions			
(92-94) A	(81-91) B			(82-91) A	(92-94) A		
(85-90) C	(65-80) D			(65-80) B	(85-90) C		
(75-84) D	(55-64) E			(55-64) C	(75-84) D		
(65-74) E	(45-54) F			(45-54) D	(65-74) E		
(55-64) F	(35-44) G			(35-44) E	(55-64) F		
(45-54) G	(1-34) Not energy efficient - higher running costs			(1-34) F	(45-54) G		
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	