



21 Partridge Drive, Lilliput, POOLE BH14 8HJ
£1,495,000 Freehold





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 Cafe 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 stones throw away. At the end of 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, the rest of Europe and beyond. London Waterloo can be reached in under two hours via train and road and Bournemouth International Airport offers both internal and international flights to a variety of destinations.

Property Comprises

Nestled in the prestigious Partridge Drive, this modern detached home is the forefront of luxury living. Spread across three floors, the property boasts four bedrooms, three of which have their own en suite bathroom, making it the perfect for family living or those who love to entertain guests.

As you enter the property on the ground floor, you are greeted by a spacious entrance hall offering access into the bright and airy office/snug room, utility room and garage. There is also a ground floor bedroom which benefits from an en-suite shower room, built in wardrobes and access out onto the rear garden.

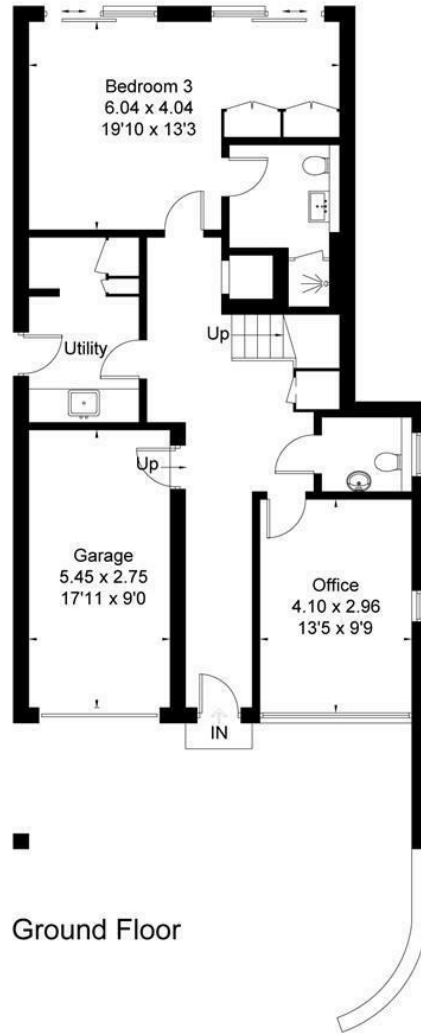
On the first floor, you'll find three further bedrooms, all of which are generously sized. The main bedroom is of ample size with sliding doors leading out onto the balcony offering beautiful harbour views, there is also a large en-suite shower room. Bedroom two is situated at the rear of the property with views out onto the garden and also has an en-suite. There is a further bedroom on this floor serviced by the family bathroom.

The third floor features an impressive open plan living, kitchen, and dining area, which boasts breath-taking views of the stunning Poole harbour from the balcony and dining area. The kitchen is sleek and modern, with high-end integrated appliances and ample storage space as well as a walk in larder. Also on this floor is a separate lounge area, w/c and access to the stunning roof terrace, offering panoramic views of Poole harbour and the surrounding areas. Perfect for al fresco dining, relaxation, or entertaining guests, this space truly showcases the best of indoor-outdoor living.

The property also benefits from a garage and driveway, providing ample off-street parking. The rear garden features a luxurious swim spa, perfect for a refreshing dip or unwinding after a long day.



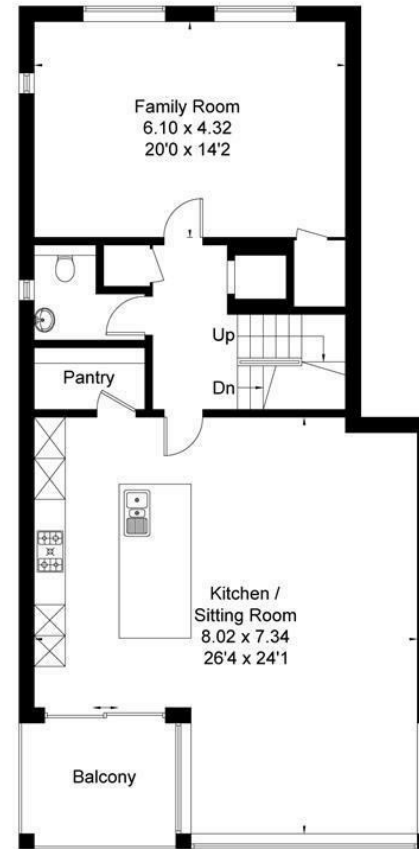
Approximate Area = 295.8 sq m / 3184 sq ft
 (Including Garage)
 Including Limited Use Area (4.4 sq m / 47 sq ft)



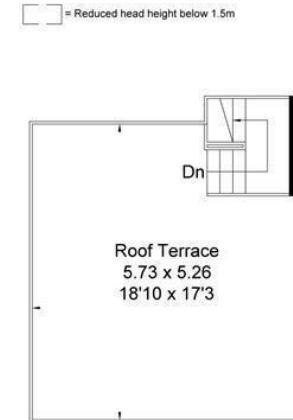
Ground Floor



First Floor



Second Floor



Third Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 312938

Key Drummond
 Tel: 01202 700771
 canfordcliffs@keydrummond.com

www.keydrummond.com

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	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-101) A				(81-91) A			
(81-91) B		7.5	7.9	(61-80) B			
(69-80) C				(50-60) C			
(55-68) D				(39-49) D			
(39-54) E				(29-38) E			
(21-38) F				(19-28) F			
(1-20) G				(1-18) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	