



£1,545,000

33b Blake Hill Crescent, Lilliput, Poole, Dorset, BH14 8QP



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A truly beautiful property situated in one of Lilliput's premier roads. This stunning home boasts a bright and spacious open plan living area, four double bedrooms and is set behind double electric gates.

- AN EXTREMELY WELL PRESENTED PROPERTY
- FOUR DOUBLE BEDROOMS
- RECENTLY REFURBISHED THROUGHOUT
- SEPARATE OFFICE SPACE
- SITUATED IN ONE OF LILLIPUT'S PREMIER ROADS
- CLOSE TO LILLIPUT VILLAGE

Local Authority bcp, Tax Band G, Tenure: 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 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.

Property Comprises

Located in an extremely popular area of Lilliput, this extremely well presented four double bedroom property boasts in excess of 2000 sq.ft of accommodation.

The ground floor offers spacious accommodation with a light and bright open plan living, dining, kitchen room with







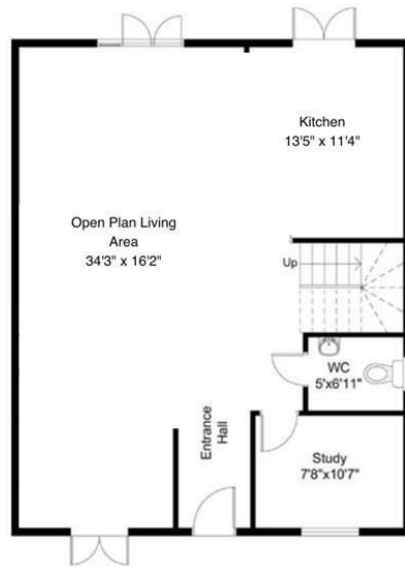
herringbone flooring throughout. The Neptune kitchen has been finished to an exceptional standards boasting fitted appliances, feature backlighting and ample storage throughout. Also on the ground floor is a snug/office, W/C and storage.

On the first floor, there are four double bedrooms; the master bedroom is situated at the rear of the property and benefits from a luxury en-suite shower room with walk in shower with a further bedroom en-suite. The family bathroom is fully tiled and has a separate shower and free standing bathtub.

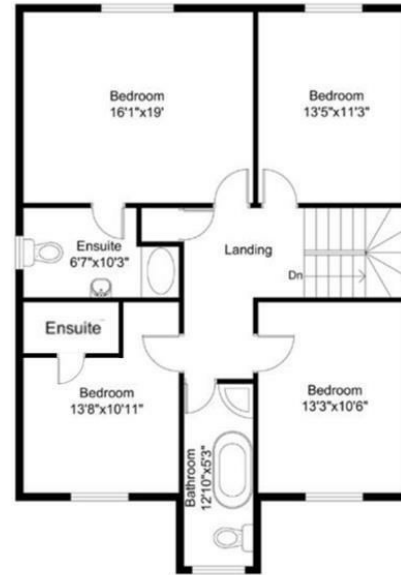
The property is accessed via an electric gates. The block paved driveway offers parking for numerous vehicles. The lower ground floor is home to the office with its own bathroom and plant room. Alternatively, this space would be perfect for an annex for older children, guest suite or Air BnB.



The rear garden is with a wrap around lawn, large paved patio area, and elevated west facing sun terrace with well stocked borders.



GROUND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

GROUND FLOOR: 962.1 SQ. FEET
 FIRST FLOOR: 939.7 SQ. FEET
 LOWER GROUND FLOOR: 410.6 SQ. FEET

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

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