



£3,500 Per Calendar Month

1 Gardens Crescent, Lilliput, Poole, Dorset, BH14 8JE


EST. 1977
KEY DRUMMOND
ESTATE AGENTS



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Gardens Crescent, Lilliput, Poole, Dorset, BH14 8JE

NEW CARPETS & DECORATION A charming and well appointed detached residence located on a corner of a quiet cul-de-sac in Gardens Crescent Lilliput, within striking distance of the shores Poole Harbour.

- Spectacular Family Home
- Access to Private Slipway for Residents
- Double Garage & Driveway
- Five Bedrooms, Four Bathrooms
- Harbour Views
- Fantastic Location

Local Authority BCP, Tax Band G, Tenure:


5


4


3


D



Property Comprises

A spectacular family home with views over Poole Harbour from the top floor, the property also benefits from having access to a private slipway for the exclusive use of resident's.

Boasting 3 reception rooms, including an open plan kitchen diner family room, an additional living room, and an office.

With 5 bedrooms and 4 bathrooms, including three bedrooms with balconies overlooking the beautiful garden and two with ensembles.

The property also features a double garage, driveway parking, utility room, and a store room, providing plenty of storage space and convenience.

Step outside to discover the private rear garden, complete with decking, lawn, and a tranquil pond, creating a serene outdoor space.

Available 15th December on an unfurnished basis.

EPC Rating - D

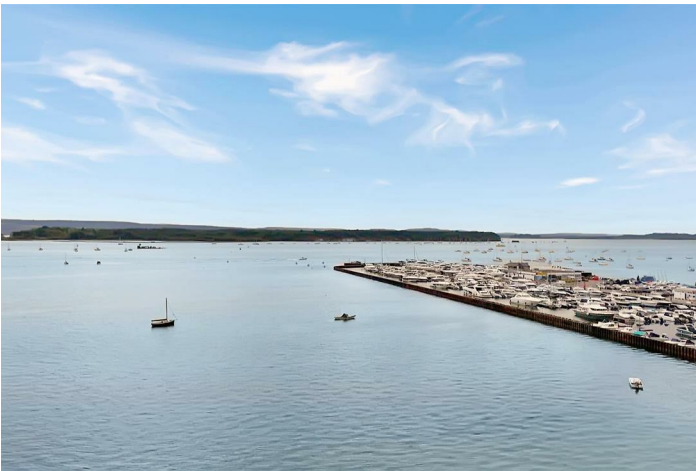
Council Tax Band - G

Key Drummond Properties

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Floor plan of a house with the following rooms and dimensions:

- LIVING ROOM:** 24'0" x 22'4" (7.31m x 6.81m)
- RECEPTION HALL:** 15'3" x 11'3" (4.66m x 3.42m)
- KITCHEN:** 15'3" x 11'3" (4.66m x 3.42m)
- OFFICE:** 11'3" x 10'10" (3.42m x 3.31m)
- DINING/FAMILY ROOM:** 21'1" x 12'3" (6.42m x 3.74m)
- UTILITY:** 10'4" x 7'9" (3.14m x 2.36m)
- LOBBY:** 10'4" x 8'6" (3.14m x 2.58m)
- STORE:** 10'4" x 8'6" (3.14m x 2.58m)
- DOUBLE GARAGE:** 18'1" x 15'3" (5.52m x 4.64m)
- ENTRY:** 9'1" x 7'4" (2.78m x 2.24m)
- BATHROOM:** 5'10" x 7'10" (1.78m x 2.34m)
- HALLWAY:** 10'0" x 4'0" (3.05m x 1.22m)
- CLOSET:** 5'0" x 4'0" (1.52m x 1.22m)
- PORCH:** 10'0" x 10'0" (3.05m x 3.05m)
- SCREENED PORCH:** 7'10" x 12'0" (2.34m x 3.66m)

Floor plan of the second floor showing the following rooms and dimensions:

- BEDROOM:** 22'5" x 17'10" (6.82m x 5.43m)
- ENSUITE:** 11'0" x 6'2" (3.36m x 1.88m)
- BEDROOM:** 11'7" x 11'3" (3.53m x 3.42m)
- BEDROOM:** 14'10" x 10'3" (4.52m x 3.12m)
- LANDING:** 25'11" x 24'0" (7.90m x 7.31m)
- BATHROOM:** 11'3" x 7'4" (3.42m x 2.24m)
- WARDROBE:** 10'9" x 7'8" (3.28m x 2.36m)
- WARDROBE:** 10'9" x 7'8" (3.28m x 2.36m)

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> 92 plus A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		61	74
England & Wales		EU Directive 2012/81/EU	

