



Waterford

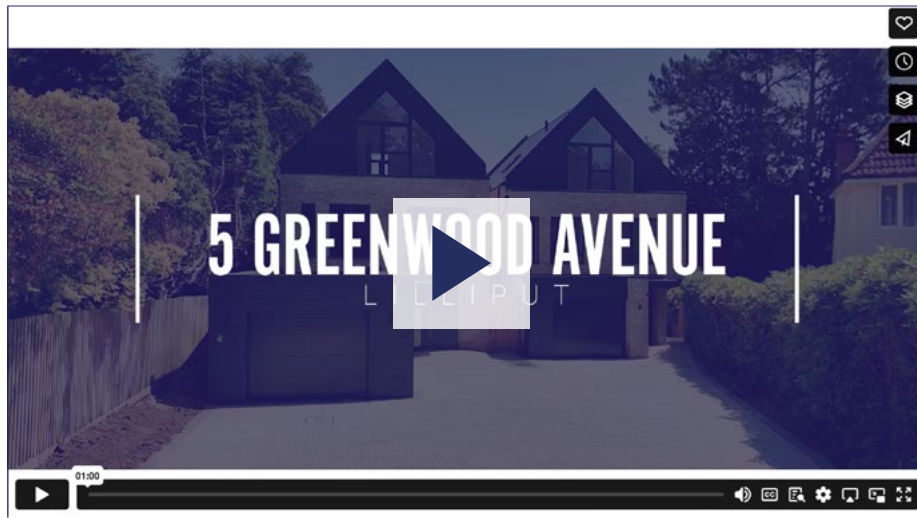
5 Greenwood Avenue, Lilliput, Poole, Dorset, BH14 8QD



LUXURY &
PRESTIGE
Exclusive Properties

Can't wait to view in person?

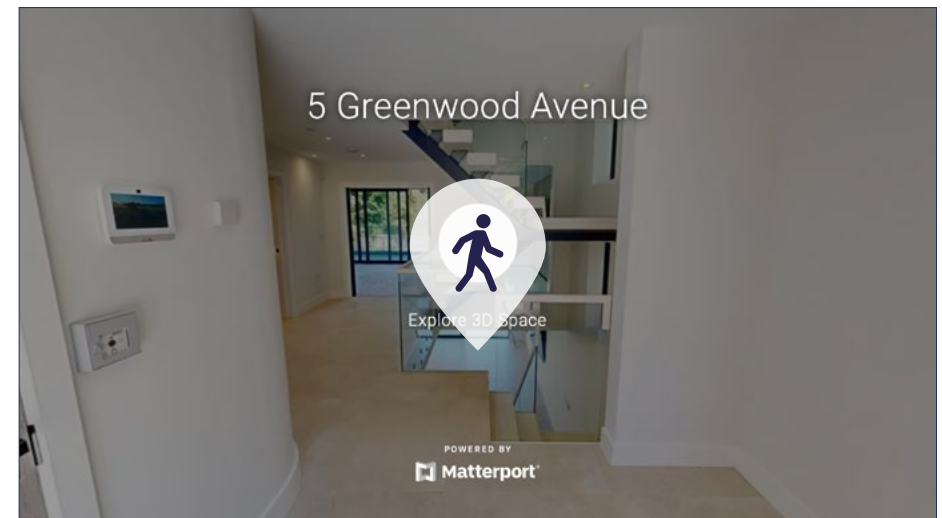
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

vimeo



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

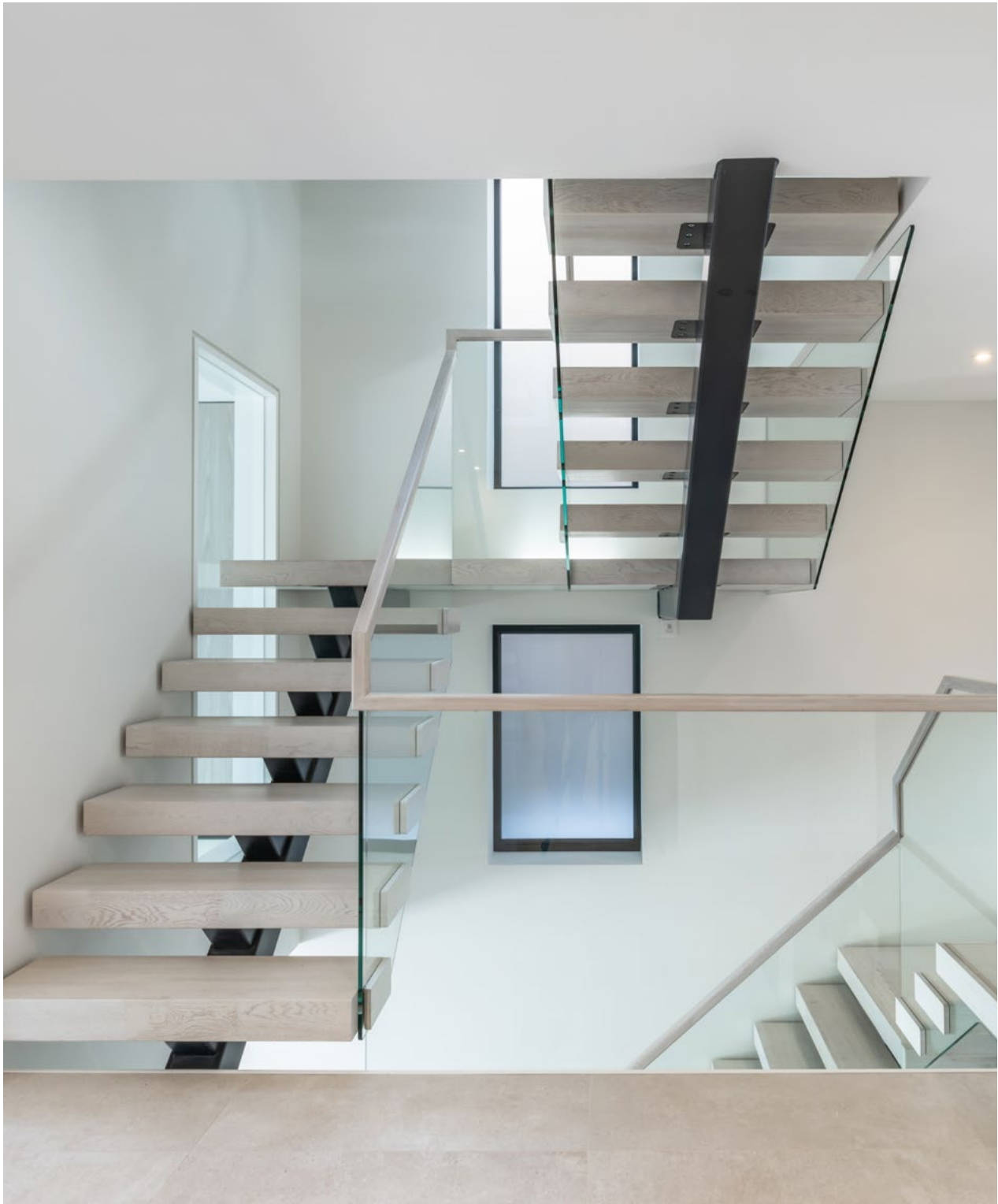
This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

Matterport™







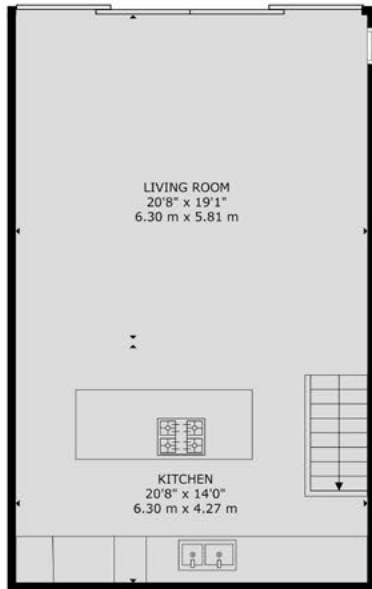








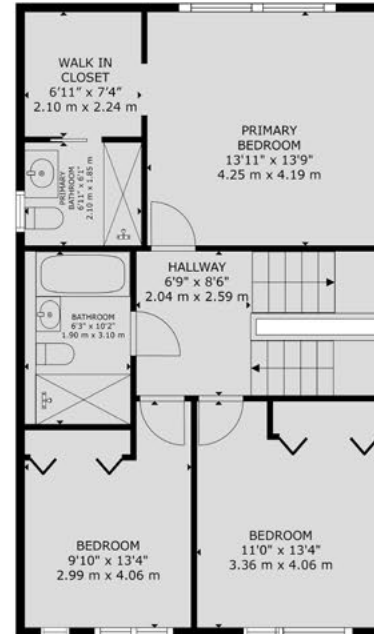
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LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROSS INTERNAL AREA
 LOWER GROUND FLOOR: 690 sq. ft, 64 m2, GROUND FLOOR: 787 sq. ft, 73 m2
 FIRST FLOOR: 766 sq. ft, 71 m2, SECOND FLOOR: 452 sq. ft, 42 m2
 GARAGE: 261 sq. ft, 24 m2
TOTAL: 2,956 sq. ft, 274 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Summary

Waterford is a brand new and deceptively spacious luxury home in one of Lilliput's most desirable locations. Greenwood Avenue is a quiet cul-de-sac conveniently located for all of the areas amenities.

The house extends to just under 3,000 square feet and it comprises a total of five bedrooms and three bathrooms as well as a choice of living spaces. The flexible layout includes a 21' formal living room with a private sun balcony as well as a huge open plan lifestyle room featuring a beautiful fitted kitchen by Leicht complete with centre island and breakfast bar together with a large informal sitting area which connects to the garden via large format sliding patio doors. The overall look is sophisticated and the high end specification includes underfloor heating, an air source heat pump, lightwave smart lighting system, 4kw solar panels on the roof and aluminium windows. Outside, the paved driveway connects to an oversize garage. At the rear there is a large garden with a level lawn which also benefits from a sunny aspect. NB Our images have been digitally furnished to give context and to show how the interior might look.

- Brand new contemporary home
- Deceptively spacious
- Nearly 3,000 square feet
- Five bedrooms, three bathrooms
- Versatile layout and choice of sitting spaces
- Open plan lifestyle room
- Wonderful garden
- Luxury fitted kitchen by Leicht
- Air source heat pump
- 4kw solar panels

Details

Guide Price: £1,500,000

Tenure: Freehold

Lease Length: N/A

Maintenance: N/A

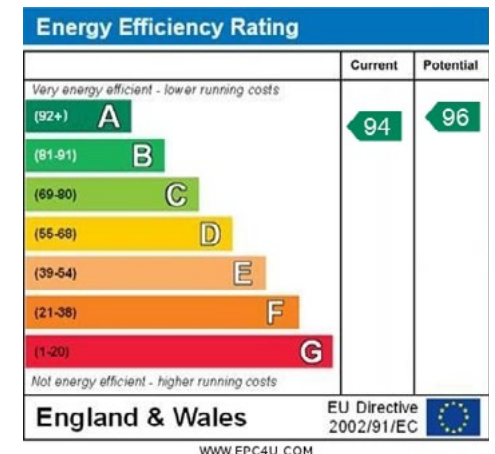
Ground Rent: N/A*

* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.

Stamp Duty: Main Home £91,250**
Additional Home £136,250**
** based on guide price

Council Tax: Band G
2024/2025 £3,579.59pa

EPC:





LUXURY & PRESTIGE

Exclusive Properties



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Property Ref: 0981



Important notice

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.