

70 Elgin Road

Lilliput, Poole
Dorset BH14 8QX



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Price Guide £1,150,000

A stylish and contemporary family home set in a peaceful cul-de-sac location on an elevated plot in one of Lilliput's favoured tree lined roads.

SUMMARY OF ACCOMMODATION & FEATURES

Welcoming entrance hall with wood flooring

Open plan life style room zoned for cooking/ living/ dining

Family room • Home study/bedroom 4

Ground floor wet room

Principal bedroom with en-suite facilities and an excellent range of built in wardrobes

Bedrooms 2 and 3 with built in wardrobes

Family bathroom

Oversized garage • Under floor heating to ground floor

Lutron lighting • Security alarm





An immaculately presented family home arranged over just two floors with versatile light and bright accommodation.

On the ground floor there is a welcoming entrance hall with plenty of storage, TV room/snug, study/bedroom 4 conveniently served by the stylish wet room. Of particular note is the large open plan lifestyle room which is zoned for cooking, living and dining.

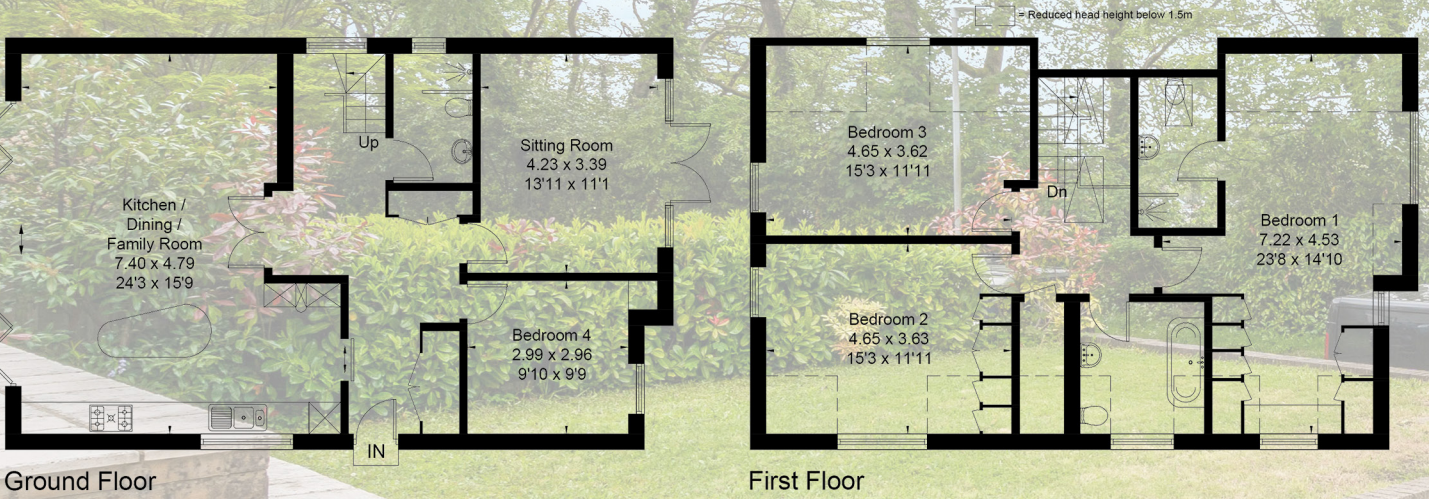
The kitchen comes with high quality integrated appliances, a feature island, dining and lounging area. Bi fold doors lead from here to the pretty paved courtyard garden, with steps leading to a further tiered seating area - a perfect haven for relaxing and dining al fresco.

On the first floor, there are three double bedrooms all with plenty of fitted wardrobes and two Porcelanosa tiled bath/shower rooms with sanitary ware by Duravit. The principal bedroom boasts it's own en-suite and the family bathroom serves bedrooms 2 and 3.

The property is within Baden Powell School catchment area and walking distance of Parkstone Yacht Club, Whitecliff Harbourside Park and the excellent amenities of Lilliput including several hair/beauty salons, well known convenience stores, and great places to eat.

The cosmopolitan towns of Poole and Bournemouth are within easy reach as is Ashley Cross with it's pretty Victorian Green, boasting an array of popular wine bars and brasseries. Parkstone Golf Course is less than a mile away as is the East Dorset Tennis and Croquet Club.

Approximate Area = 171.4 sq m / 1845 sq ft
Including Limited Use Area (16.8 sq m / 181 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Lloyds Property Group

PROPERTY NAME

70 Elgin Road

LOCATION

Lilliput BH14 8QX

APPROXIMATE MEASUREMENTS

Approx Area = 171.4 sq m / 1845 sq ft

Incl Limited Use Area (16.8 sq m / 181 sq ft)

VIEWING ARRANGEMENTS

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Illustration for identification purposes only, measurements are approximate, not to scale