

8 Dorset Lake Avenue

Lilliput, Poole
Dorset BH14 8JD



8 Dorset Lake Avenue

Lilliput, Poole
Dorset BH14 8JD

Price Guide £1,700,000

A stylish and modern detached 4/5 bedroom family home boasting a low maintenance southwest facing rear garden and a great view over Poole Harbour from the top floor.

Summary of Accommodation

Contemporary family home

4/5 double bedrooms, 3 bathrooms

Zoned open plan kitchen living and dining area

Stunning harbour views from upper floor

Lilliput and Baden Powell Schools' catchment area

Driveway with electric gates

Low maintenance southwest facing garden

Close to shores of Poole Harbour & excellent local amenities

Ground Floor

Tiled entrance hall

Integral oversized garage with utility area

Large open plan kitchen/sitting/dining area

Guest cloakroom/WC

First Floor

Principal bedroom opening to balcony with dressing room and en-suite bathroom

Bedrooms 2 and 3 with built in wardrobes

Family bathroom

Second Floor

Bedroom 4 • Shower room

Bedroom 5/living room





A stones throw from the active shores of Poole Harbour and offered for sale with no forward chain, this fabulous property with living accommodation approaching 3,000 sq ft, would make an ideal main or holiday home.

Situated close to Salterns Marina and Lilliput's popular shopping parade which boasts a Tesco Express, Mark Bennetts award winning artisan bakery/coffee shop, hair/beauty salons as well as several other eateries.

Features include a welcoming tiled entrance hall, large lifestyle room zoned for cooking, dining and living.

From here one has access via sliding patio doors to the southwest facing garden which has been purposely designed for ease of maintenance and offers a great haven to sit, dine al fresco and relax.

The kitchen has an array of eye and base level units with stone worktops, integrated appliances and a generous breakfast bar.

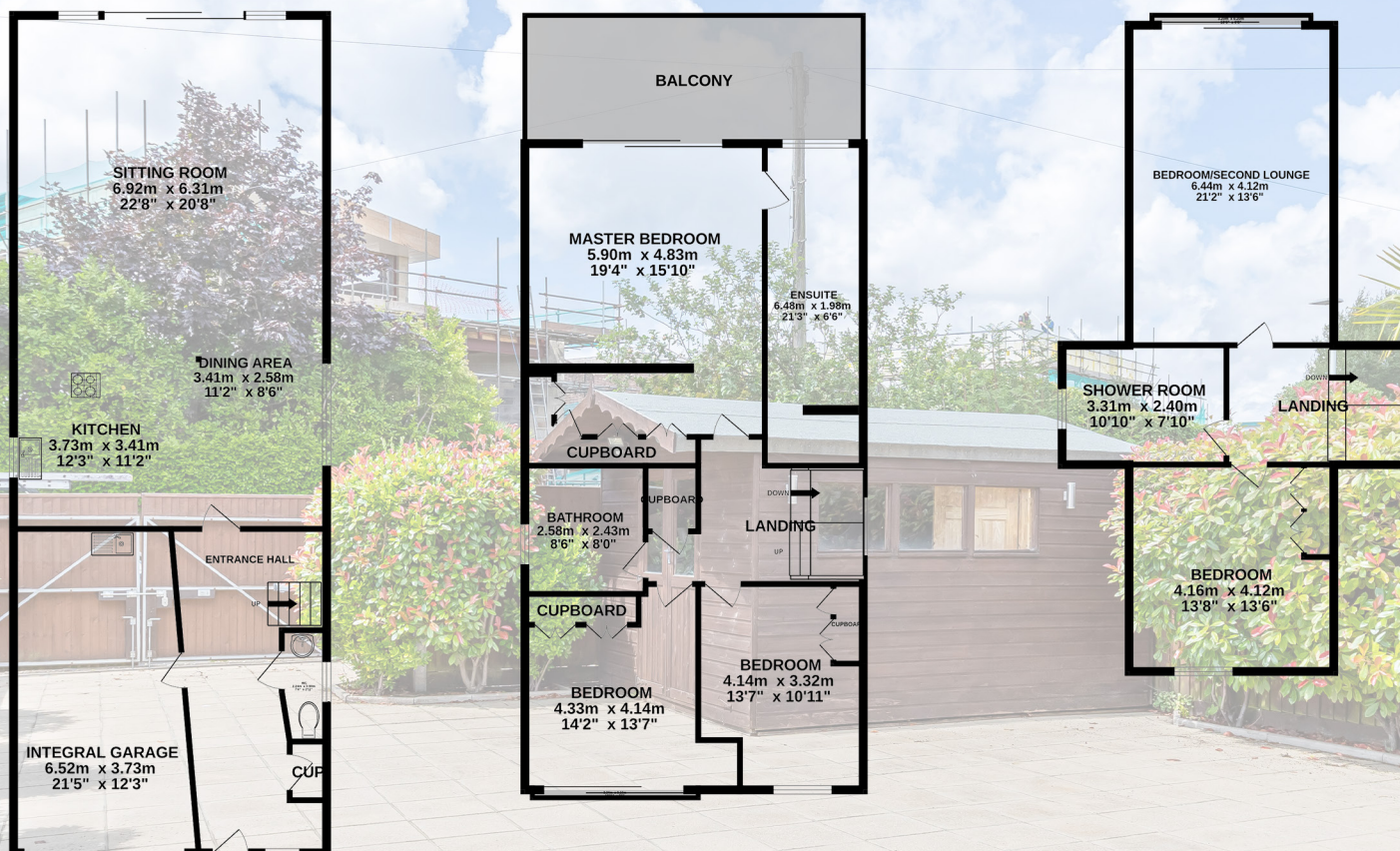
On the first floor, there are three double bedrooms and two bathrooms. The master bedroom is the star of the show and has its own sun balcony, walk in dressing room and fabulous en-suite.

On the second floor, there is a contemporary shower room and a choice of two further bedrooms, one of which could easily be utilised as an additional living room if a fifth bedroom is not required.

GROUND FLOOR
106.3 sq.m. (1144 sq.ft.) approx.

1ST FLOOR
87.6 sq.m. (943 sq.ft.) approx.

2ND FLOOR
60.0 sq.m. (646 sq.ft.) approx.



TOTAL FLOOR AREA : 254.0 sq.m. (2734 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

NOTE: The golden sandy beaches at the world famous Sandbanks are only a few moments away by car and there is easy access to London via the A338, M27 and M3 as well as regular train services to London Waterloo from one of three local train stations.

Lloyds Property Group

PROPERTY NAME

8 Dorset Lake Avenue

LOCATION

Lilliput, Poole BH14 8JD

APPROXIMATE MEASUREMENTS

Approx Area = 254.0 sq m / 2734 sq ft

VIEWING ARRANGEMENTS

Telephone: +44 (0)1202 708044

Email: enquiries@lloydspropertygroup.com

Ref: 3513 - JA

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