

28A Lilliput Road

Lilliput  
Poole, Dorset  
BH14 8JZ





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*Guide price £1,150,000*

Sensational family home nestled in the sought after Lilliput village area of Poole, this home benefits from an impressive southerly facing garden. With plenty of room for the whole family to unwind and make this house a home. Just moments from the waters edge viewings come highly recommended.

## *Summary of Accommodation*

4 double bedrooms, 3 reception rooms, 2 bathrooms

Rear patio sun terrace & manicured lawns

Southerly facing garden with private gated access

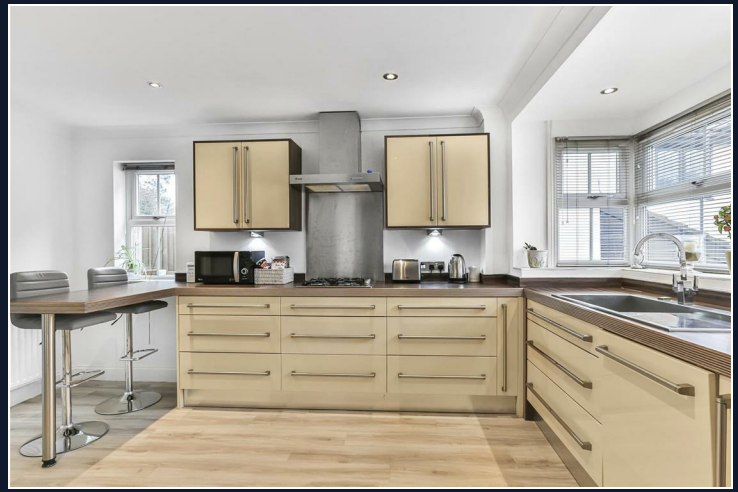
Principal bedroom with en-suite and fitted wardrobes

Spacious living & dining rooms plus a ground floor study

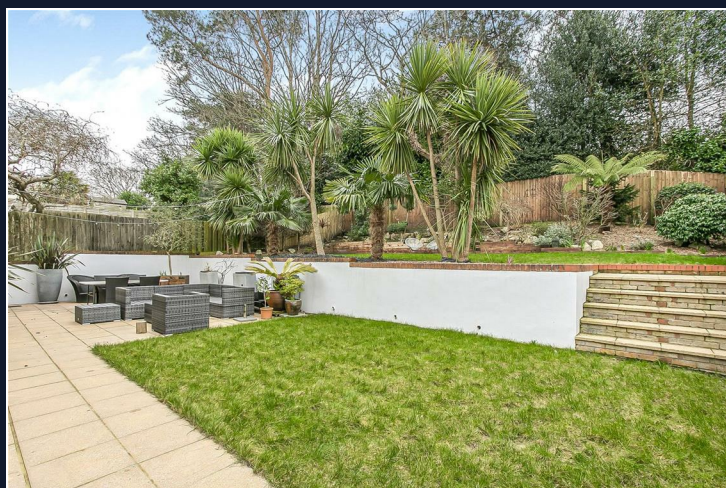
Contemporary kitchen with peninsula breakfast bar & separate utility room

Double garage with electric doors & internal access to the property

Set within the catchment area of Lilliput First and Baden Powell schools







Nestled in the charming area of Lilliput Village, this delightful house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a prime location, offering easy access to local amenities, schools and the stunning coastline that Sandbanks is renowned for.

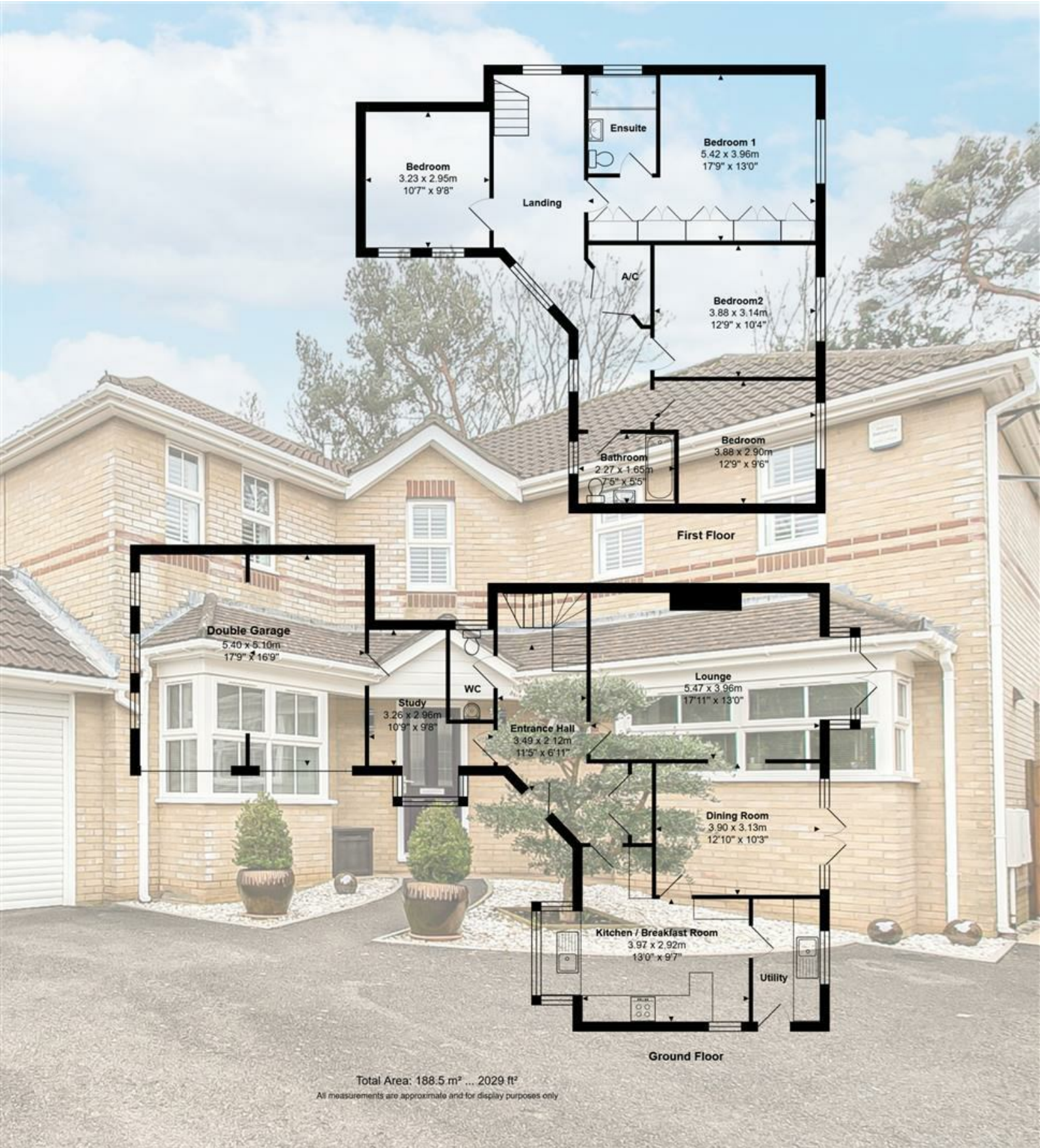
As you approach the house, you will be greeted by a well-maintained exterior that reflects the character of the neighbourhood. Inside, the property features spacious living areas that are perfect for both relaxation and entertaining. Natural light floods through the windows, creating a warm and welcoming atmosphere throughout the home.

The kitchen is designed with functionality in mind, providing ample space for culinary creations and family gatherings. The bedrooms are generously sized, offering a peaceful retreat at the end of the day. Additionally, the property benefits from two well-appointed bathrooms and a guest WC, ensuring comfort and convenience for all the family.

Outside, the southerly facing garden provides a lovely space for outdoor activities such as gardening or simply enjoying the fresh air.

With its ideal location and charming features, Lilliput Road is a must-see for anyone looking to settle in the beautiful town of Poole. Do not miss the chance to make this delightful property your own.





Total Area: 188.5 m<sup>2</sup> ... 2029 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Lloyds Property Group

PROPERTY NAME

28A Lilliput Road

LOCATION

BH14 8JZ

TOTAL FLOOR AREA

2029.00 sq ft

COUNCIL TAX

Band G BCP (Poole)

VIEWING ARRANGEMENTS

Telephone: +44 (0) 1202 708044

Email: [enquiries@lloydspropertygroup.com](mailto:enquiries@lloydspropertygroup.com)

Ref: 3592

Monday - Friday 09:00 - 18:00

Saturday 09:00 - 16:00

Sunday By appointment only

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