

7 Pearce Gardens

Lilliput
Poole, Dorset
BH14 8EB



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Guide price £895,000

Located just moments from Poole Harbour and Whitecliff Park, this spacious four-bedroom detached house offers the ideal blend of comfortable family living and an enviable coastal lifestyle. Set within catchment for Lilliput Infant and Baden Powell Junior Schools, the property is perfectly positioned for families and those seeking easy access to the water.

Summary of Accommodation

No forward chain

Mature, secluded rear garden

Approx. 1,467 sq. ft of internal space

Light-filled dual-aspect lounge/dining room

Access to Harbourside and private estate meadow

Integral garage with utility area and private driveway

Four double bedrooms, family bathroom and en-suite bathroom

Modern kitchen with integrated appliances and garden views





This well-maintained home is thoughtfully laid out and ideal for both families and those looking for flexible space to suit modern living. Upon entering, a generous entrance hall welcomes you, offering access to all principal ground floor rooms.

The main living area is a bright and spacious dual-aspect lounge and dining room, with large windows at the front and French doors opening to the garden at the rear. The Purbeck Stone fireplace adds character and serves as a central focal point, while the open-plan layout provides versatility for both entertaining and relaxing.

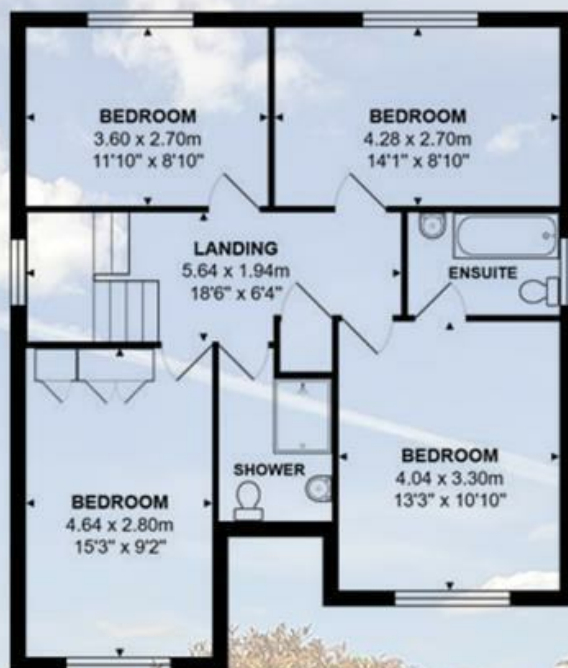
The kitchen is a smart, Shaker-style design with plentiful worktop and cupboard space. It features integrated appliances including a fridge/freezer, dishwasher and microwave. A door from the kitchen opens directly to the rear garden, making it easy to enjoy indoor/outdoor living during warmer months.

Also on the ground floor is a useful downstairs cloakroom and access to the integral garage, which includes a practical utility area with space for laundry appliances and further storage. The garage could also be reconfigured to suit a variety of uses, subject to planning.

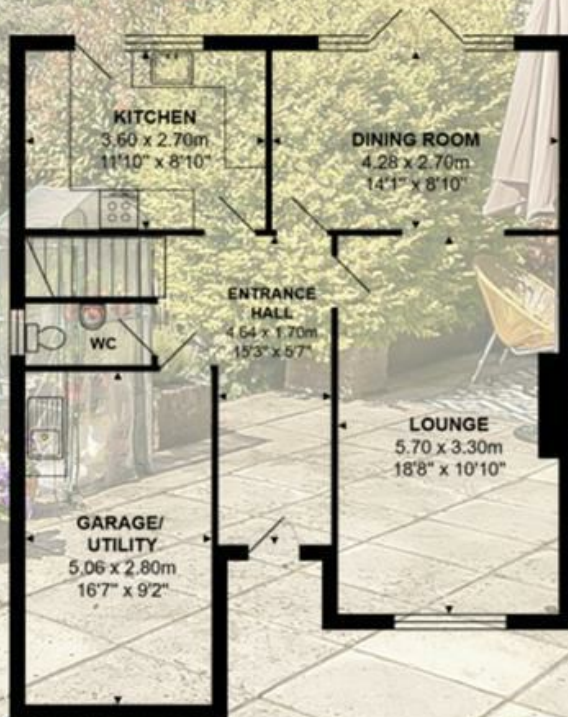
Upstairs, the home offers four double bedrooms. The primary bedroom benefits from an en-suite bathroom (with shower attachment), while the remaining bedrooms share a well-appointed family shower room. A loft hatch on the landing provides access to additional storage or potential conversion (subject to necessary consents).

Externally, the rear garden is a real highlight - private, mature and bordered with well-established planting. Side access connects the rear garden with the driveway at the front, which comfortably accommodates multiple vehicles.

Situated in one of Lilliput's most desirable roads, this home enjoys easy access to the Harbourside, parkland, and sailing clubs, with several paddleboard launch spots nearby. There is also access to a private residents' meadow.



First Floor



Ground Floor

Total Area: 138.4 m² ... 1489 ft²

All measurements are approximate and for display purposes only

Lloyds Property Group

PROPERTY NAME

7 Pearce Gardens

LOCATION

BH14 8EB

TOTAL FLOOR AREA

1489.00 sq ft

COUNCIL TAX

Band F BCP (Poole)

VIEWING ARRANGEMENTS

Telephone: +44 (0) 1202 708044

Email: enquiries@lloydspropertygroup.com

Ref: 3625

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