

37 Brownsea View Ave

Lilliput
Poole, Dorset
BH14 8LG



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Guide price £1,250,000

***** SOLD ***** A well appointed detached residence located moments from the water and the diverse Lilliput village with lots of amenities on offer. The property was built 20 years ago and has been finished using extremely high quality materials and a brilliant attention to detail.

Summary of Accommodation

Large plot

Modern family home

Offered with no forward chain

Lilliput and Baden Powell catchment

Ample off-road parking & Integral garage

Walking distance to local amenities, Whitecliff Park & the beach





**** SOLD **** This substantial family home has been intelligently designed throughout with a superb flow, spanning approx 2,500 sq ft of luxury accommodation. The property has been finished using extremely high quality materials and incredible attention to detail.

The ground floor boasts a vast bright and airy space with a beautiful feature staircase within the grand entrance hallway. There is a well-appointed kitchen/diner that leads to the double integral garage with utility area.

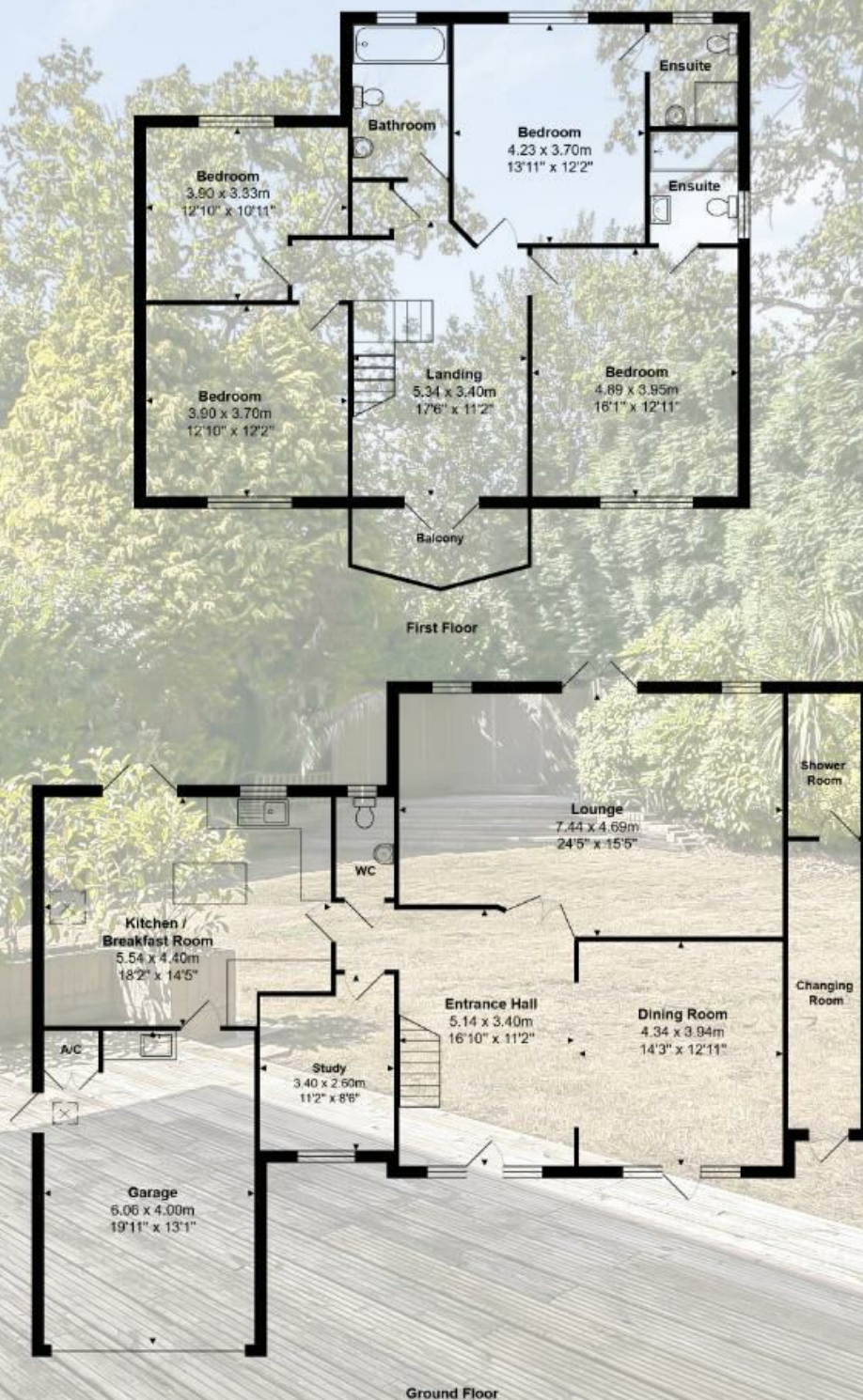
The main living room set to the rear of the house overlooks the mature and well landscaped garden. Additionally, there is an open plan dining area that bathes in the easterly morning sun. The study is also located off the open large entrance hall and offers views over the front gardens.



On the first floor there are three generously sized double bedrooms and an impressive master bedroom with en-suite bathroom. A quiet reading area located on the first floor landing giving access to an impressive front sun terrace.

Bedroom Two also benefits from its own en-suite. In addition, there is a family bathroom and ample storage space and loft access.

Externally to the front of the property there is ample off-road parking and lawn area set behind electric gates and to the rear there is a landscaped sunny aspect garden with a large patio area to enjoy outdoor entertaining.



Total Area: 240.5 m² ... 2589 ft² (excluding balcony)

All measurements are approximate and for display purposes only

Lloyds Property Group

PROPERTY NAME

37 Brownsea View Ave

TOTAL FLOOR AREA

2589.00 sq ft

VIEWING ARRANGEMENTS

Telephone: +44 (0) 1202 708044

Email: enquiries@lloydspropertygroup.com

LOCATION

BH14 8LG

COUNCIL TAX

Band G BCP (Poole)

Ref: 3656

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