

39 Pearce Avenue

Lilliput  
Poole, Dorset  
BH14 8EG





# 39 Pearce Avenue

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Dorset BH14 8EG

Price £1,575,000

Nestled on one of Lilliput's coveted roads, this striking detached residence spans 2,319 sq ft, offering an ideal haven for family living. The home has been beautifully updated and is ideally positioned for its proximity to Poole Harbour's water sports hub, with Parkstone Yacht Club a mere stone's throw away.

This property offers everything that the modern day family requires. With automatic social membership rights (subject to application) to the highly acclaimed Parkstone Yacht Club. Just over a mile away is the championship Golf Club, Poole Harbour and Sandbanks where an abundance of water sports activities and miles of golden sandy beaches can be found.

Pearce Avenue, Pearce Gardens and Elms Avenue can enjoy the use of an area known locally as the 'Meadow', a recreation ground which is owned by The Elms Estate Trust and is a peaceful meadow for locals to walk their dogs and enjoy the tranquillity of the natural habitat.

Planning permission was granted for a loft conversion and plans drawn up for a single-story rear extension, creating a vast open-plan kitchen and entertaining area. A proposed roof terrace from the master bedroom would overlook the garden, while reshaping the front elevation promises extended views of Poole Harbour.

## SUMMARY OF ACCOMMODATION

Impressive 5 bedroom detached house

Spacious reception hall

Sitting room with garden views

Dining area with access to decking

Well fitted kitchen

Separate utility room with external entry

Southerly facing garden

Nicely constructed summer house with power







On the ground floor is a generous reception hall with cloakroom and direct access into the integral double garage, with ample storage and an EV charging point. The hallway opens onto a large double size sitting room with lovely views over the garden as well as access to the adjacent dining room.

The dining room has sliding glazed doors onto the area of decking that lies between the house and garden. Beyond the dining room is a fully fitted kitchen and separate utility room with its own back door.

On the first floor there are five bedrooms, two of which have newly renovated en-suite shower rooms. There is also a good sized family bathroom complete with both bath and shower.



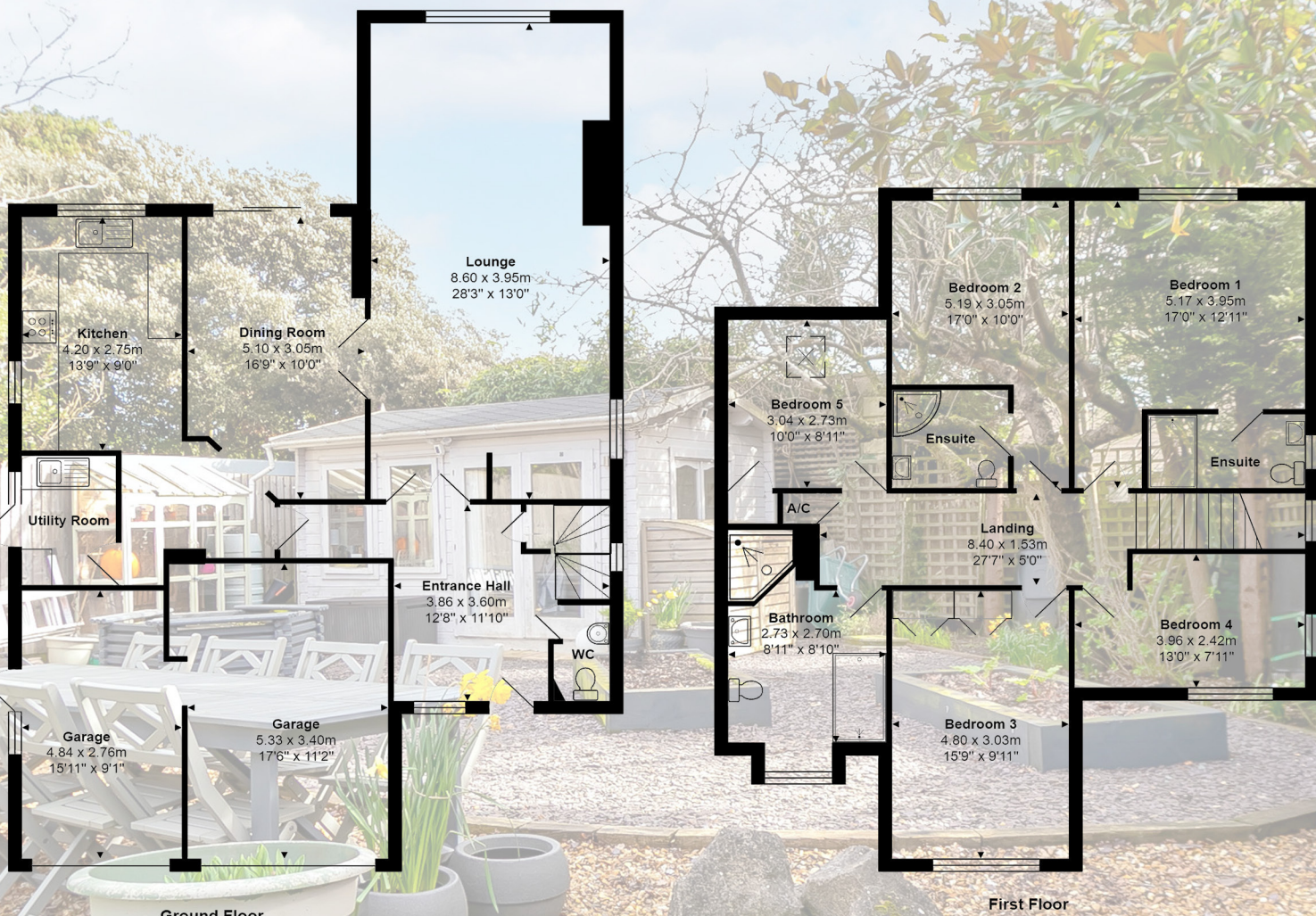
With ample headroom and generous storage, the boarded loft already has a dormer window from which there are glorious views of Poole Harbour.

The property boasts Nest central heating, separate lighting circuit, water softener system and security alarm camera system.

The house is approached by a large drive with ample parking and to the rear is a southerly level garden which has a superb decked area, beyond which lies a paved terrace with hot tub and lawn flanked by mature plants.

A nicely constructed summer house with power connection presents an ideal studio or home office.





Total Area: 215.1 m<sup>2</sup> ... 2315 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Lloyds Property Group

PROPERTY NAME

39 Pearce Avenue

TOTAL FLOOR AREA

215.1 sq m / 2,314 sq ft

VIEWING ARRANGEMENTS

Telephone: +44 (0)1202 708044

LOCATION

Lilliput BH14 8EG

COUNCIL TAX

Band G BCP (Poole)

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

Ref: 3526 - NC

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