

PS

44 Blake Dene Road, Lilliput - BH14 8HH

£895,000

PS



# 44 Blake Dene Road

Lilliput, Poole

This modern and beautifully maintained chalet bungalow offers an ideal blend of comfort, convenience, and potential. Situated in a quiet, sought-after neighbourhood, the property falls within the catchment area for excellent local schools and is a short distance from the shops of Lilliput Village. With the beaches and shores nearby, this location truly has it all.

The property offers exciting potential for expansion (STPP), as similar properties on the street have been extended at both the rear and upwards, providing elevated views of the harbour. Alternatively, simply enjoy a spacious, well-designed chalet bungalow in a highly desirable area.

- Parkstone Yacht Club, Salterns Marina and Parkstone Golf Club less than a mile
- In excellent condition throughout
- Three bedroom, two bathroom, chalet bungalow
- Prime coastal location
- Perfect for outdoor & boating enthusiasts
- Highly regarded school catchment
- Exceptional presentation
- Scope to extend for stunning Harbour views, subject to planning permission
- Ample off-road parking leading to a large single garage
- Internal floor area 1,377 sq.ft
- Plot floor area 5,145 sq.ft
- Council tax band E £2,625.02
- Freehold



An inviting entrance hall leads into a spacious, front-facing living room, complete with a cozy feature fireplace. The open-plan kitchen/breakfast room offers a sleek, modern cabinetry, a double oven, an electric hob, and ample space for an American-style fridge freezer. Integrated appliances, including a dishwasher, washing machine, and dryer, add to the functionality of this well-appointed space. The dining area, accessible via the entrance hall, features double doors that open out onto the rear garden, perfect for entertaining or enjoying the outdoors. The two ground floor bedrooms are both generously sized, with built-in storage, offering plenty of space. The family shower room features a contemporary corner shower cubicle, a vanity unit with an inset hand basin, storage, and a heated towel rail. Upstairs, the main bedroom benefits from built-in eaves storage and an en suite bathroom. To the front, a spacious driveway provides ample parking for multiple vehicles, complemented by a stylish patio area. The driveway continues down the side of the house to a garage. The rear garden is a tranquil retreat with a patio area for alfresco dining, steps leading up to a decked area, and a beautiful feature rockery, offering plenty of space for relaxation.

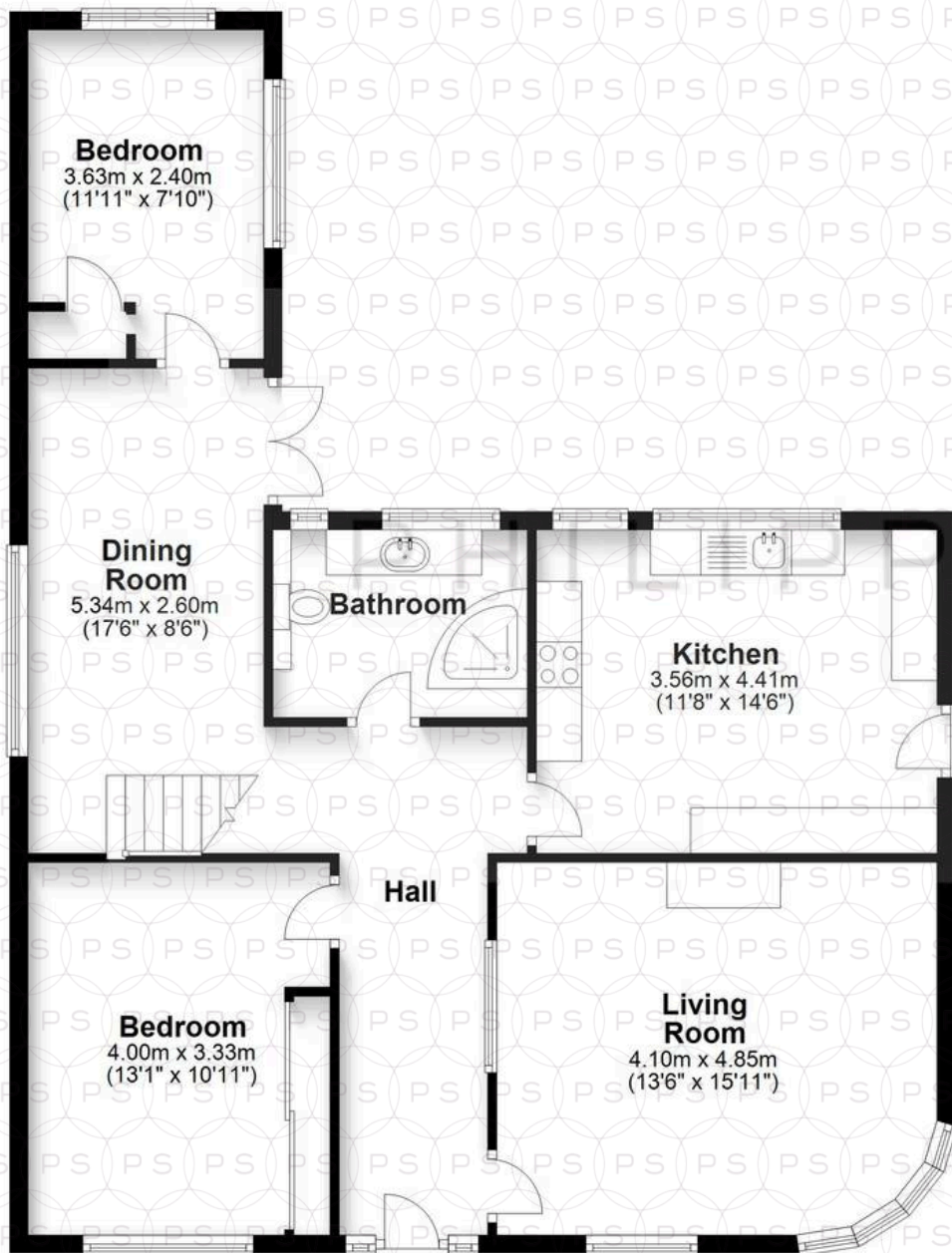
#### LOCATION:

Lilliput is a popular choice for both families and outdoor enthusiasts, thanks to being surrounded by mature pine trees and wooded footpaths, whilst also being in catchment for popular Lilliput and Baden Powell schools. Lilliput Village offers local amenities such as an award-winning bakery and a bike & coffee social hub. Parkstone Yacht Club, Salterns Marina and Parkstone Golf Club are all less than a mile away. Head south via the wooded pathways to the viewpoint at Evening Hill and the entry point to the world-famous Sandbanks Peninsula with its miles of golden sands and blue-flag beaches. Parkstone Train Station is 1.5 miles north with direct trains to London in approx. two hours.



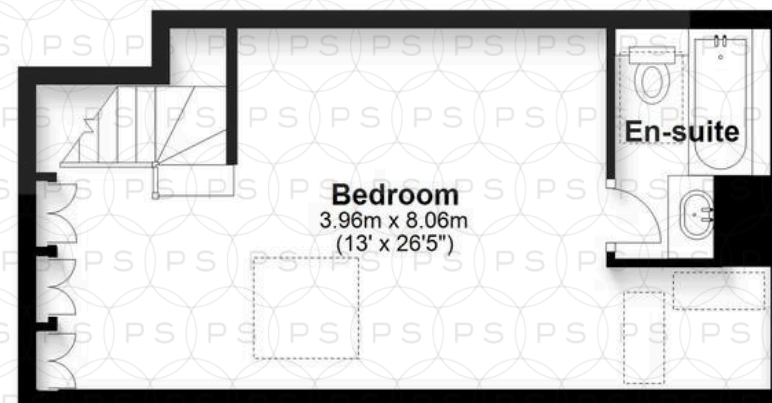
## Ground Floor

Approx. 96.9 sq. metres (1043.1 sq. feet)



## First Floor

Approx. 31.0 sq. metres (333.8 sq. feet)



Total area: approx. 127.9 sq. metres (1376.9 sq. feet)



# Philippa Sole

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