



PS

71 Lilliput Road, Lilliput, Poole - BH14 8JX

Offers Over £625,000



71 Lilliput Road

Lilliput, Poole

A charming, 1930s, three bedroom family home in a fantastic location close to all amenities, leisure facilities and sought after local schools. A country cottage style front garden with a sweeping pathway offers a good degree of privacy from Lilliput Road, with the added benefit of rear access via a private road.

As you enter, you are immediately impressed by the charming decor of this family home particularly the white spindle staircase, elegant carpet runner, wooden floors and doors throughout. To your right, is a classically styled front reception lounge featuring a boxed bay window, display shelving and fire recess. Across the hallway is a large stylishly decorated walk-in shower room giving versatility for the front reception to be used as guest accommodation or as a more permanent 4th bedroom if required. Adjacent, is a full-sized utility room and direct access to the outside.

- Redesigned & extended by present owner
- Three double bedrooms
- Two bath/shower rooms
- Charming front reception room
- Open plan kitchen / dining room
- Country cottage style front garden
- Lilliput & Baden Powell school catchments
- Freehold
- 1154 sq.ft of accommodation
- Council Tax Band D - £2254.94
- EPC Rating: D



The spacious country style kitchen/dining/day room enjoys direct access onto the garden. The well defined zones makes good use of the space with wall shelving, a large dining table, a central island with breakfast bar and a modern fitted kitchen with a built-in larder are complemented by solid wood surfaces. The vaulted ceiling features a Velux window over the kitchen area enhancing the contemporary yet cosy feel to the room. Bifold doors lead out onto a decked outside dining terrace surrounded by railway sleepers and steps leading to a lawned garden. At the rear is a single garage, currently configured as a gym, with additional outside space for vehicle/boat storage with access via an unadopted road. The first of the three double bedrooms, sits above the front reception and mirrors its charm with an ornate fire place and exposed wood flooring. The second and third bedrooms overlook the garden, each with freestanding wardrobe space and all serviced by a family bath & shower room.

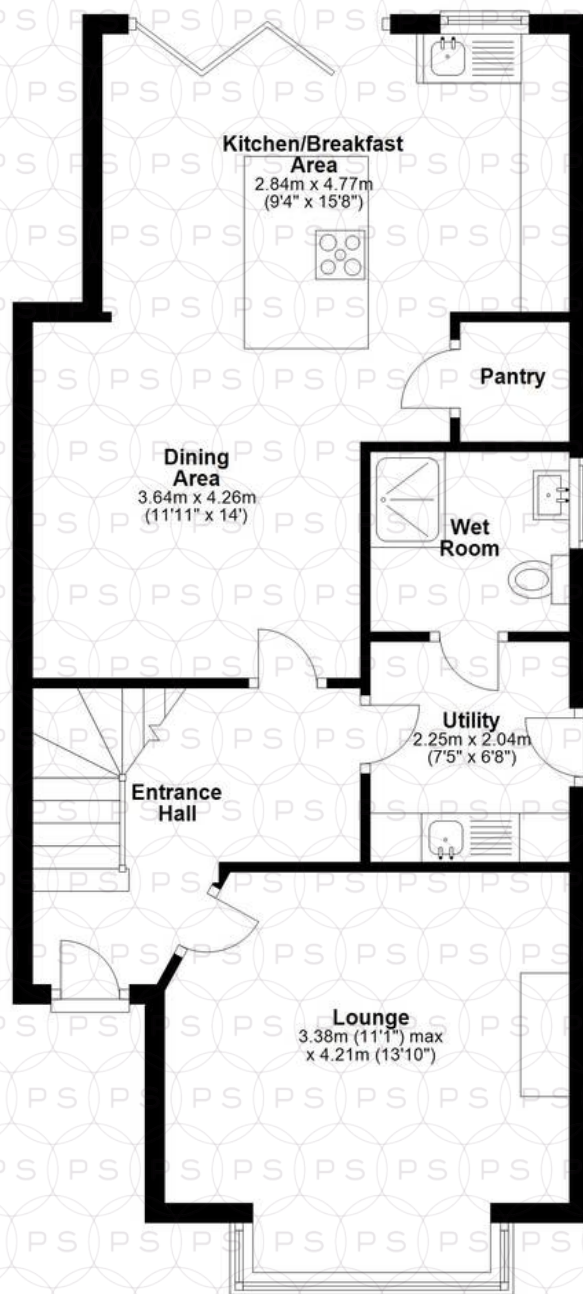
Location:

Lilliput is a popular choice for both families and outdoor enthusiasts, thanks to being surrounded by mature pine trees and wooded footpaths in every direction, whilst also being in catchment for two of the most desirable schools in the area. Lilliput Village offers both Co-op & Tesco local stores, award-winning bakery, a bike & coffee social hub plus a Thai restaurant, you have it all on your doorstep. Boating & golfing enthusiasts have Parkstone Yacht Club, Salterns Marina and Parkstone Golf Club, all less than a mile away. If dog walking is your thing, head south via the wooded pathways to the viewpoint at Evening Hill, which is the entry point to the world-famous Sandbanks Peninsula and 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. A charming 1930s family home in a fantastic location close to all amenities, leisure facilities and sought after local schools.



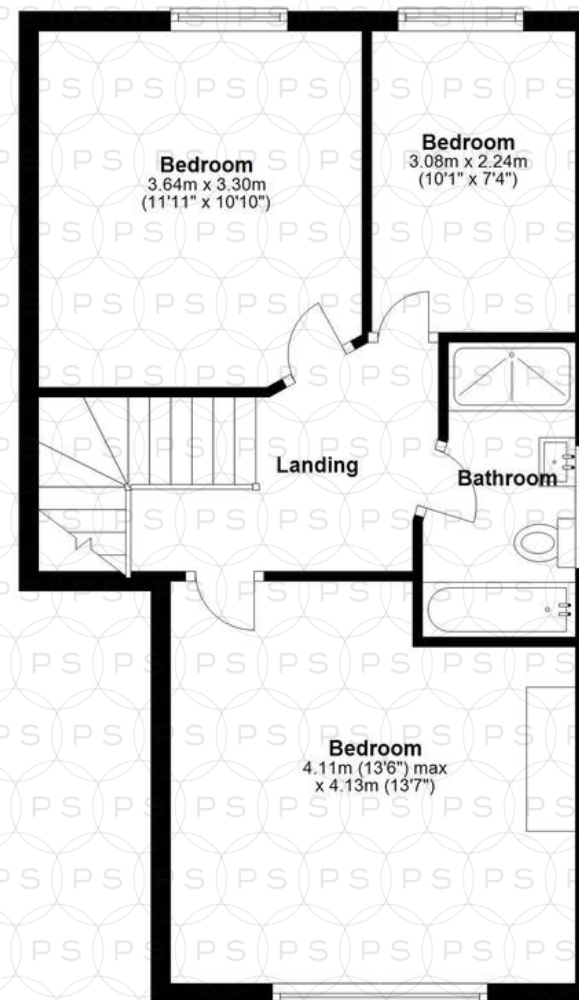
Ground Floor

Approx. 59.6 sq. metres (641.6 sq. feet)



First Floor

Approx. 47.6 sq. metres (512.7 sq. feet)



Total area: approx. 107.2 sq. metres (1154.3 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan includes any external terraces, balconies and other external. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 532500).
Plan produced using PlanUp.



Philippa Sole Ltd

Philippa Sole 3A Springfield Road, Ashley Cross - BH14 0LG

01202 747999 • enquiries@philippasole.co.uk • www.philippasole.co.uk

All statements in these particulars are made without responsibility on the part of Philippa Sole Ltd or the vendor. Neither Philippa Sole Ltd nor anyone in its employment or acting on its behalf has the authority to make any representation or warranty in relation to this property, detailed survey or tested services and fittings. Room sizes are approximate.