



3 Elms Close, Lilliput, Poole BH14 8EP
£1,250,000 Freehold





This modern and contemporary family home is an ideal choice for families, boasting four spacious double bedrooms. It is situated in a quiet cul-de-sac in the heart of Lilliput and is only a short walk away from Parkstone Yacht Club and within walking distance to Whitecliff Park. The property is also located in the highly sought-after Lilliput school catchment area, making it an ideal location for families with young children. Additionally, the home features secure electric gates, providing an extra level of safety and privacy.

- MODERN & STYLISH PROPERTY
- OPEN PLAN LIVING
- FOUR DOUBLE BEDROOMS
- IDEAL FAMILY HOME
- CUL-DE-SAC LOCATION
- SHORT WALK FROM PARKSTONE YACHT CLUB

Lilliput

The property is located in the heart of Lilliput and within a short level walk to local shops. Lilliput offers an array of shops including well known convenience stores, hairdressers, bike & surf shops, restaurants & cafes including an award winning patisserie. Close by is the renowned Parkstone Bay Marina offering superb boating facilities as well as the highly regarded South Deep Cafe set on a beautiful waterfront location with indoor and outdoor seating. The prestigious Parkstone Golf club and the Blue Flag beaches of Sandbanks are just a stones throw away. At the end of Sandbanks Peninsula is the chain link ferry giving vehicular and pedestrian access to the many miles of National Heritage coastline of the Isle of Purbeck. Lilliput is ideally located for those needing travel connections to London, the rest of Europe and beyond. London Waterloo can be reached in under two hours via train and road and Bournemouth International Airport offers both internal and international flights to a variety of destinations.

Property Comprises

This well presented detached four bedroom modern residence is situated in a superb cul-de-sac location. Bright and spacious throughout the accommodation extends to nearly 2300 SQ FT of versatile living space across two floors. The ground floor comprises of a large open plan, kitchen/lounge/dining area, this room extends out on a sunny, level rear garden via double doors. The kitchen comes with integrated appliances throughout and a centre island. In addition the ground floor also offers a study, w/c and ample storage cupboards.

The first floor is comprised of four double bedrooms, with an impressive master suite, vaulted ceiling and en suite. There are three further spacious bedrooms with built in furniture, the second bedroom also benefits from an en-suite and then a separate family bathroom servicing bedrooms three and four.

The property is nestled at the end of a quiet cul-de-sac and is approached via electric gates giving access to a garage and off road parking for several vehicles. Set in well landscaped grounds this impressive home offers several areas to enjoy outside entertaining and family life.



All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

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- They do not constitute an offer of contract for sale.
- Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in the

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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Environmental Impact (CO ₂) Rating	
Climate	Materiality

Very environmentally friendly - lower CO₂ emissions

(A+ - A)

(B)

(C)

(D)

(E)

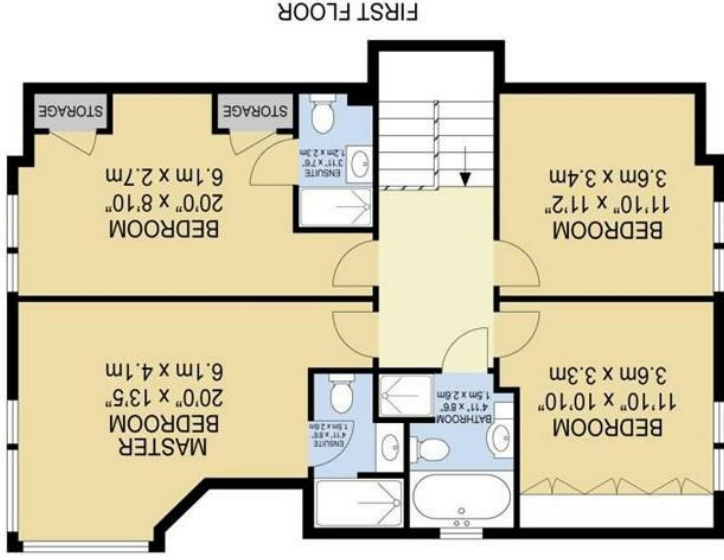
(F)

(G)

Not environmentally friendly - higher CO₂ emissions

England & Wales

EU Directive 2002/91/EC



GROSS INTERNAL AREA

GROUND FLOOR:

1288 sq ft (120 sq.m.)

FIRST FLOOR:

1004 sq ft (93 sq.m.)

TOTAL:

2292 sq ft (213 sq.m.)

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