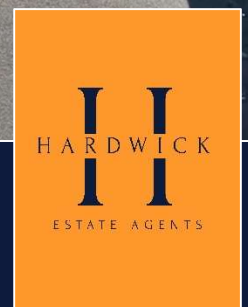




Delta, 34 Elgin Road
Lilliput, Poole, BH14 8QX



A surprisingly spacious detached bungalow situated in a highly desirable location with 3 bedrooms, 2 bath/shower rooms a southerly facing garden and offered with no onward chain.

- Reception hall
- Sitting/dining room
- Kitchen/breakfast room
- 3 bedrooms
- Main bedroom with dressing room/study and ensuite
- 4 piece family bathroom
- Driveway parking
- Secluded southerly facing garden
- Gas fired central heating
- No onward chain

ASKING PRICE:

£750,000 (Freehold)

EPC RATING:

Band - D







Property Description

A surprisingly spacious detached bungalow, offering well-maintained and versatile accommodation in one of Lilliput's most sought-after residential locations. The property enjoys a secluded southerly-facing rear garden, ample off-road parking for several vehicles, and is offered to the market with no forward chain.

The accommodation briefly comprises a generous reception hall with a useful built-in storage cupboard. The spacious sitting/dining room is a bright and welcoming room, featuring an attractive fireplace and two sets of glazed patio doors providing direct access to the rear garden and terrace.

The adjoining kitchen is fitted with a good range of base and eye-level units, complemented by ample work surfaces. There is space for a variety of appliances, a fitted oven and hob, a concealed wall-mounted gas-fired boiler, and a useful pantry cupboard.

The principal bedroom benefits from an extensive range of fitted bedroom furniture and is complemented by an adjoining dressing room with further built-in wardrobes. This versatile space could equally serve as a home office or study. An en-suite shower room is fitted with a modern white three-piece suite. There are two further bedrooms and a well-appointed family bathroom, featuring a contemporary four-piece suite comprising a bath, separate shower enclosure, WC, and wash hand basin.

Outside, the property is approached via a tarmac driveway providing generous off-road parking for several vehicles. A side pathway and gate lead through to the rear garden, which enjoys a desirable southerly aspect and a good degree of privacy. A decked seating area and patio terrace extend across the rear of the property, creating ideal spaces for outdoor entertaining and relaxation. The remainder of the garden is predominantly laid to lawn with mature planted borders, together with a timber summer house and garden shed.



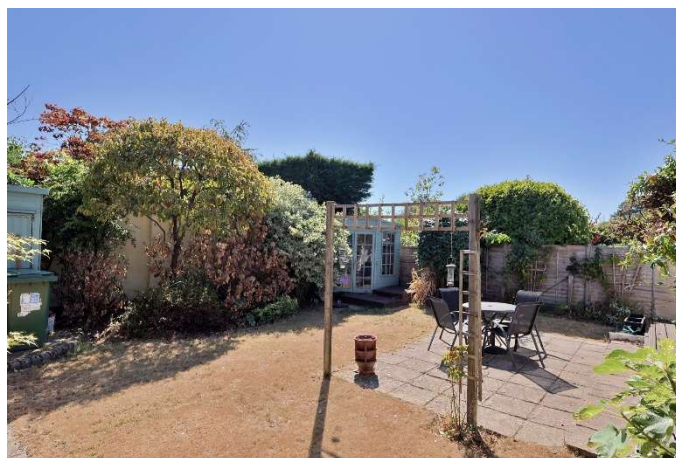
Location

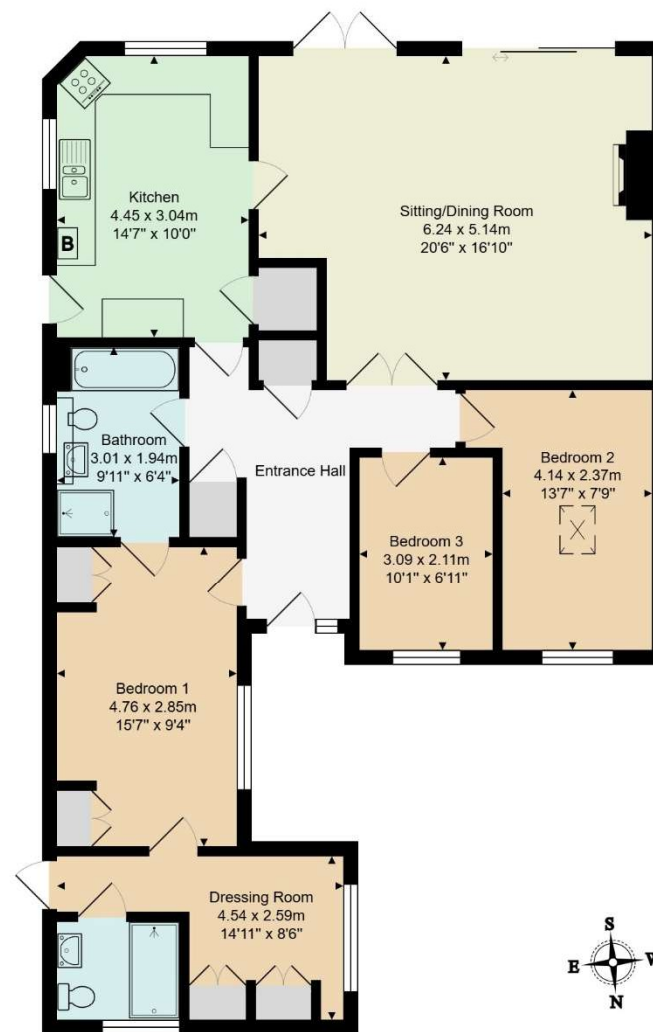
Elgin Road is a highly desirable address within the heart of Lilliput, one of Poole's most prestigious residential areas.

The property is conveniently situated within easy walking distance of the popular local shops, cafés and amenities at Lilliput, whilst the beautiful open spaces of Whitecliff Park and Poole Harbour are also close by. The renowned Sandbanks Peninsula, award-winning beaches, yacht clubs and marinas are within easy reach, as are the restaurants and amenities of Canford Cliffs, Ashley Cross and Poole town centre. Excellent transport links further enhance the appeal of this exceptional location.

Additional Information

Council tax band: F





Total Area: approx 109.1 m² ... 1174 ft²

All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	71 C
39-54	E		
21-38	F		
1-20	G		

Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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