



13 Elms Avenue

Lilliput

Guide Price £4,000,000





13 Elms Avenue

Poole

This exceptional five-bedroom, four-bathroom detached house offers an impressive blend of luxurious living and contemporary design. The property features two spacious reception rooms, each with elegant hardwood flooring, abundant natural light, and panoramic waterfront views through expansive floor-to-ceiling windows and sliding glass doors. The open plan Neptune kitchen and living areas are beautifully appointed with a large kitchen island, integrated wine cooler, and modern decor, creating an inviting space for both every-day living and entertaining. The bedrooms are generously sized, including a serene master suite with private balcony access, complemented by walk-in closets and ample built-in storage throughout.

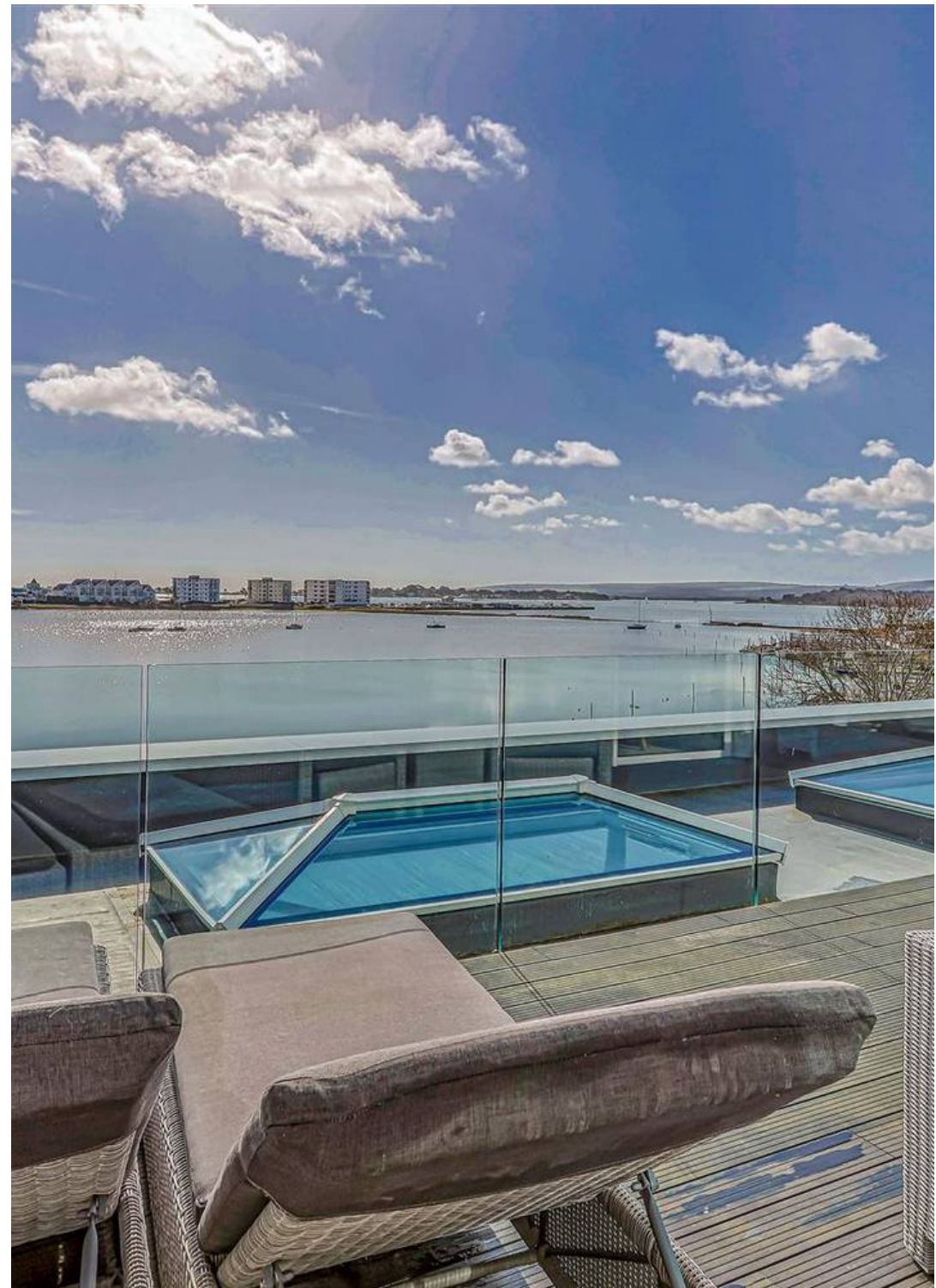
Further elevating this remarkable home are a host of premium features and thoughtful details. The bathrooms exude sophistication with freestanding bathtubs, walk-in showers, contemporary vanity units, and luxury fixtures, many benefitting from stunning water views and abundant natural light. Outdoor living is a true highlight, with multiple terraces and balconies, a beautifully landscaped garden, private pool, dedicated outdoor seating areas, and a private dock – perfect for boating or simply enjoying the tranquil setting. Practical benefits include a gated entrance, off-road parking, and an attached garage. Integrated laundry appliances and a stylish utility room enhance convenience, making this waterfront residence an ideal sanctuary for families seeking comfort, elegance, and unrivalled lifestyle amenities.

Council Tax band: H

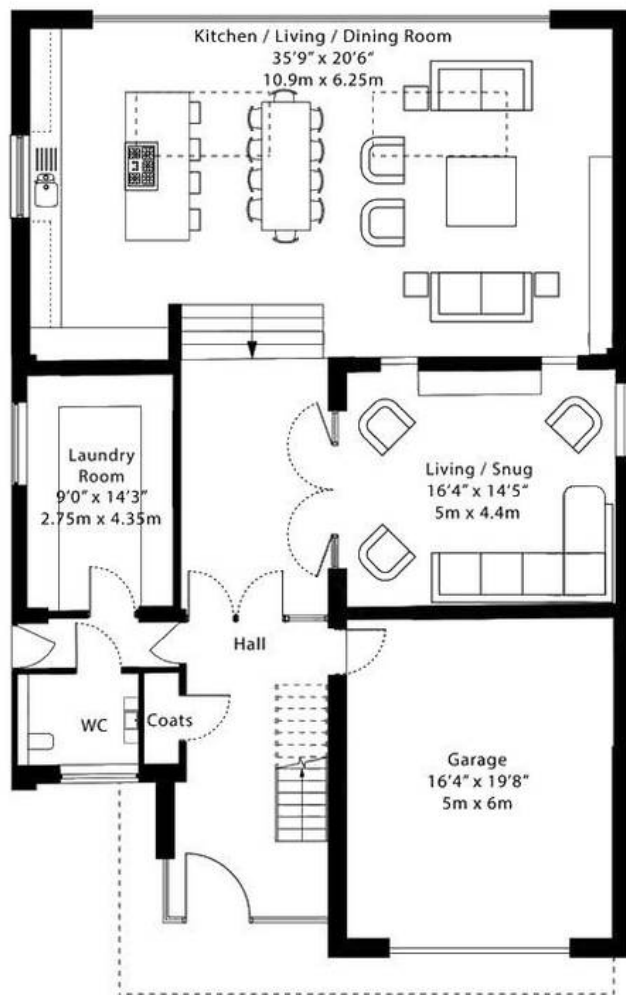
Tenure: Freehold

EPC Energy Efficiency Rating: C

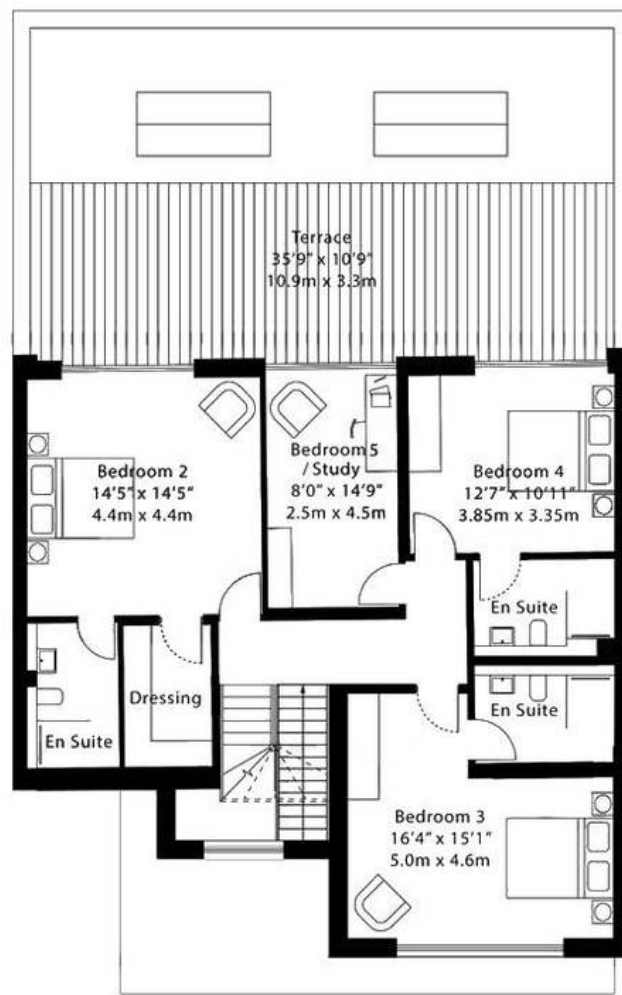
EPC Environmental Impact Rating: C



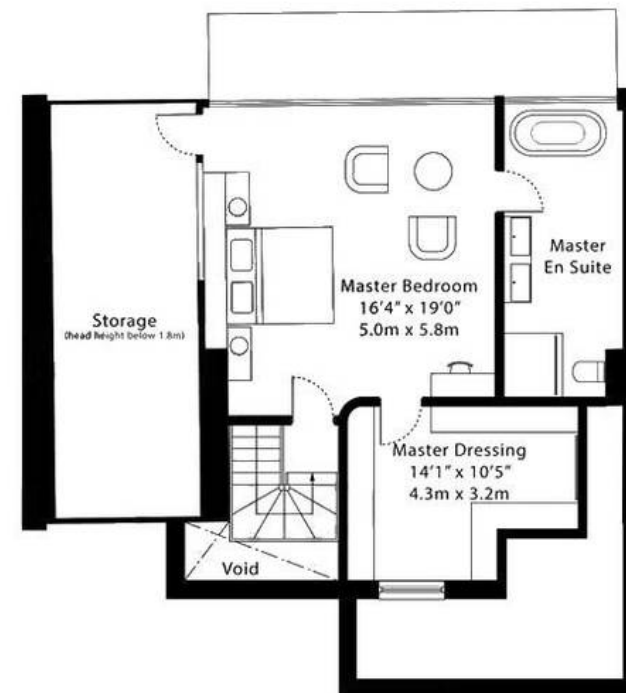




Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area (including storage and terrace)
 3939 sq ft / 365 sq m
 Illustration for identification purposes only, measurements are approximate, not to scale





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