



BLAKE HILL AVENUE,  
LILLIPUT











## DETAILS

Set on the ever-popular Blake Hill Avenue, this beautifully presented family home strikes the perfect balance between modern style and laid-back coastal living. Situated between Lilliput and Canford Cliffs, you're just a short stroll from boutique shops, cosy cafés and the stunning waters of Poole Harbour.

Lovingly looked after by the same family for the past 14 years, this home has been a fantastic space for family life and making memories. Inside, the layout is both practical and stylish, with large, versatile spaces that work just as well for everyday living as they do for hosting friends and family

The property benefits from a high-spec kitchen with granite worktops and top-of-the-line integrated appliances. The light-filled open-plan living/dining area has sliding doors leading to a balcony and garden views. A spacious garden/games room has direct access to a sunny patio – perfect for entertaining

There are 4 beautifully finished bath/shower rooms, the luxurious principal suite has fitted wardrobes, en-suite and a Juliette balcony which overlooks the garden and golf course.

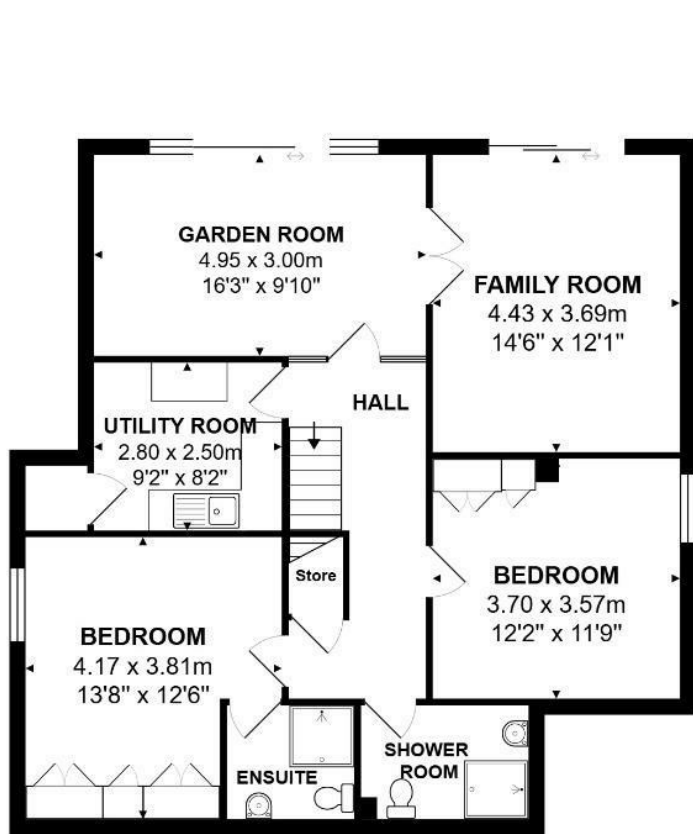
Outside, you will find a generous garden, sunny patio areas and views stretching across Parkstone Golf Course. You are also in the catchment area for some of Poole's best schools and just a short drive from both Bournemouth and Poole town centres.

## AT A GLANCE

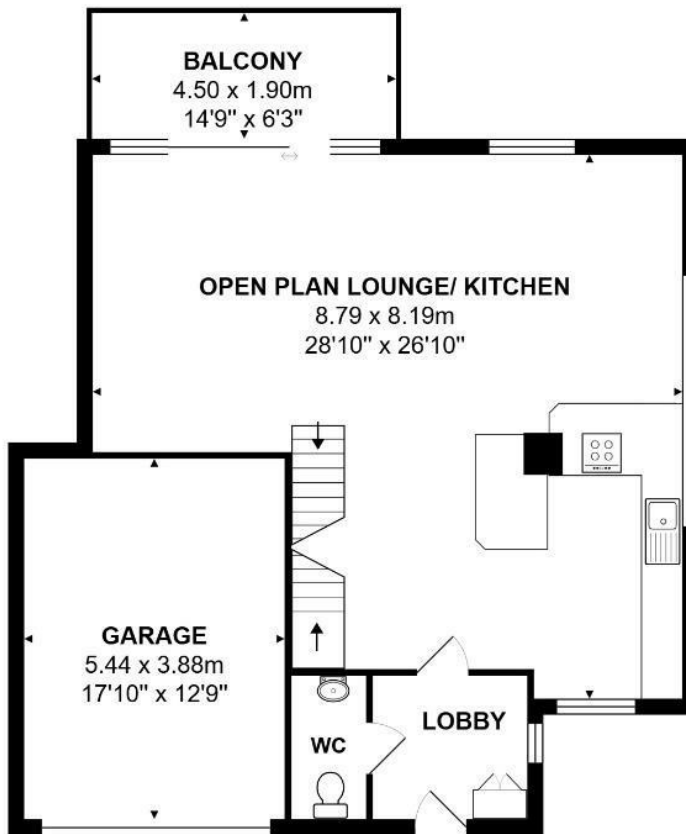
Guide price:	£1,075,000
Tenure:	Freehold
Stamp Duty:	£51,250 (Main Home)
Local Authority:	BCP Council
Council Tax:	£3,774.63 Band G

## KEY FEATURES

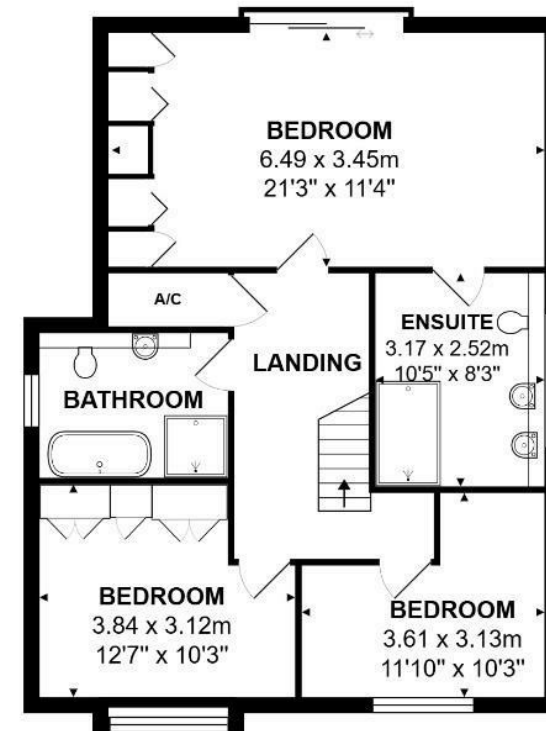
- 5 bedrooms • 4 bath/shower rooms
- Luxurious principal suite with en-suite & Juliette balcony
- Fitted kitchen with integrated appliances
- Open-plan living/dining area
- Spacious garden/games room
- Separate family/media room
- Utility room with plenty of space for laundry & storage
- Integral garage plus ample driveway parking



**LOWER GROUND FLOOR**



**GROUND FLOOR**



**FIRST FLOOR**

Total Area: 255.1 m<sup>2</sup> ... 2746 ft<sup>2</sup> (excluding balcony)  
 All measurements are approximate and for display purposes only

# LLOYDS

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