

PS

1a Dean Swift Crescent, Lilliput, Poole, BH14 8LE

For Sale £1,195,000



Dean Swift Crescent

Lilliput

An impressive four bedroom, 3 bathroom detached property, peacefully situated in a small central cul-de-sac, benefitting from delightful harbour views from the top floor, and within a short stroll of Lilliput's shopping parade and Salterns Marina.

- Four double bedroom detached house
- Three bathrooms including two en-suite shower rooms
- Exceptional open-plan kitchen, dining and family room with lantern rooflights and bi-fold doors
- Separate spacious living room
- Reception hall, utility room and cloakroom
- Top floor suite with glass gable and views across Poole Harbour
- Landscaped south-east facing garden with dining & games areas
- Summer house / garden office
- Driveway parking and integral garage
- Lilliput School Catchment
- Total Area 2,197 sq.ft
- Council Tax Band: F £3,466.65
- EPC Rating: D



ABOUT THE PROPERTY:

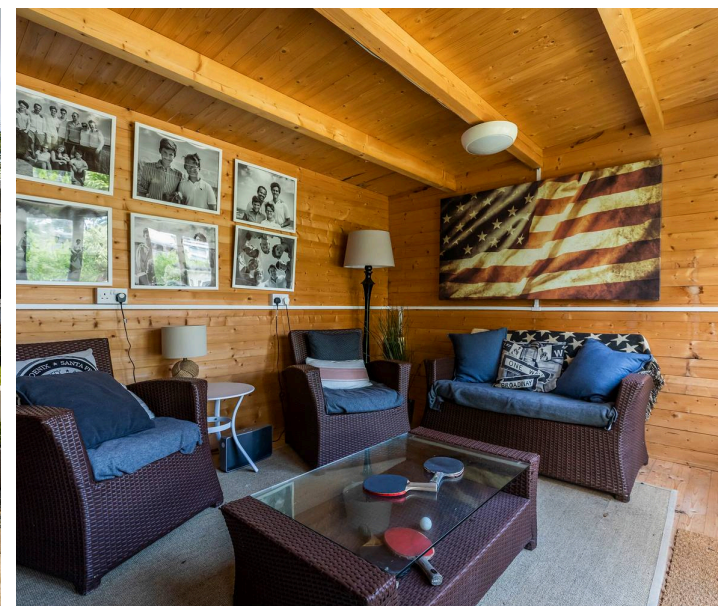
This impressive family home has been extensively remodelled and completely refurbished to a high specification by the current owners to create an outstanding family home. The accommodation is beautifully presented throughout and is arranged over three levels to offer a flexible accommodation, with harbour views from the top floor. A particular feature of this property is the outstanding open plan kitchen, dining and family room with two lantern roof lights and bi-fold doors providing a lovely garden aspect. There is a separate living room, reception hall, utility room and cloakroom on the ground floor. The first floor has three double bedrooms, one with an ensuite shower room and a family bathroom. The top floor provides an ideal guest bedroom or another reception area with an open plan ensuite shower room. The glass gable with French doors opens to superb harbour views.

Outside, there is a beautifully landscaped south east facing garden with a large summer house / home office. The front driveway provides ample parking and access to an integral garage.

LOCATION:

The property is located in a quiet cul-de-sac in the residential core of Lilliput, yet within 150 metres of Lilliput Village where you can fulfil your everyday needs from Tesco Express, award-winning Mark Bennet's Patisserie, restaurants, hairdressers, a local garage and popular Rockets & Rascals, the social home of the local cycling community. Salterns Marina and the pop up summer hangout 'The Deck' is a short stroll around the corner, all in the catchment area of hugely popular schools. Sandbanks beaches and the watersports of Poole Harbour are just over a mile away. The train station at Ashley Cross offers a direct line into London Waterloo in approx. 2 hours.

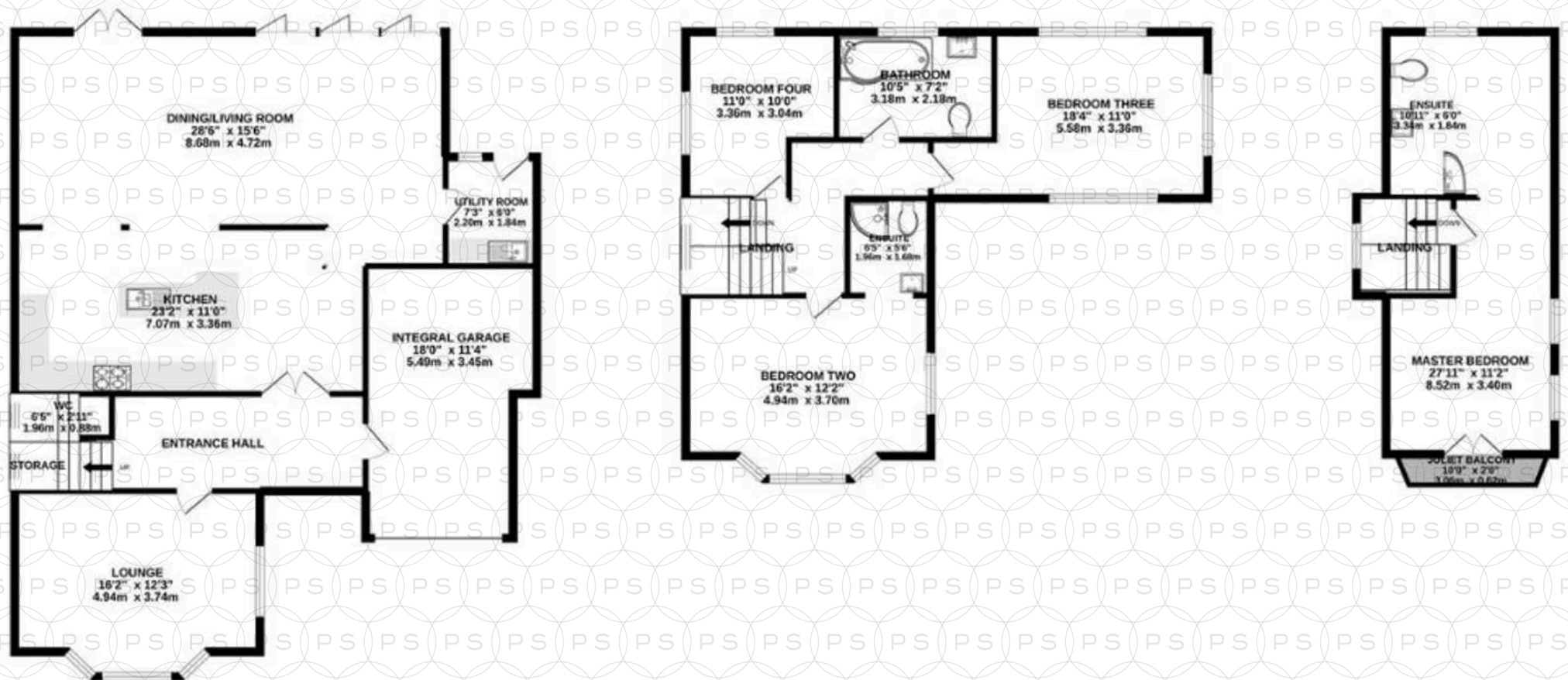
****Agents Note:** In accordance with Section 21 of the Estate Agents Act 1979, Philippa Sole wish to declare a personal interest in the sale of this property.



GROUND FLOOR
1704 sq.ft (157.6 sq.m.) approx.

1ST FLOOR
468 sq.ft (43.1 sq.m.) approx.

2ND FLOOR
325 sq.ft (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 2197 sq.ft. (204.1 sq.m.) approx.



Philippa Sole Ltd

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