

Dorset Lake Avenue, Lilliput, BH14 8JD



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What it's got.

Walking into this property you are greeted with a spacious entrance hallway with glass & solid wood staircase a door to a one & half sized integral garage with a utility area/space for freezer and electric door and also a downstairs cloakroom and storage.

The impressive open plan kitchen/lounge/diner certainly has the 'wow' factor. If you like to entertain & socialise you will love this room! The contemporary kitchen has been comprehensively fitted with a wide range of units with integrated and a wrap around breakfast island to seat your guests. The remainder of this room lends itself well to living and dining furniture with sliding wall to wall doors leading directly onto your garden.

Moving up to the first floor here you will find the master suite with a walk in wardrobe, exceptionally generous en-suite shower room with his & her sinks and sun balcony. There are two further double bedrooms with stylish built in wardrobes and the main family bathroom with egg cup free standing bath.

Further stairs take you up to the top floor where you will find another good sized bedroom offering great views of Poole Harbour through the shaped window. Also on this level there is another double bedroom and family bathroom. Agents Note: This floor could be utilised as one whole master suite or you could use the rear bedroom as a second lounge to benefit the views.

The rear garden has been designed for ease of maintenance with a substantial raised deck area with glass balustrade, perfect for BBQ'S and alfresco dining. Shallow steps leads down to the remainder of the garden which is paved and bordered by mature shrubs. There is a large storage shed and a gateway allows you extra parking or boat space. To the front behind electric gates you will find a driveway with parking for two cars.





What the owner says.

"We have loved living here with its being so close to the beach & local restaurants/bars & shops. We have a large family so the house has served us well but now our kids have flown the nest its time for us to downsize."

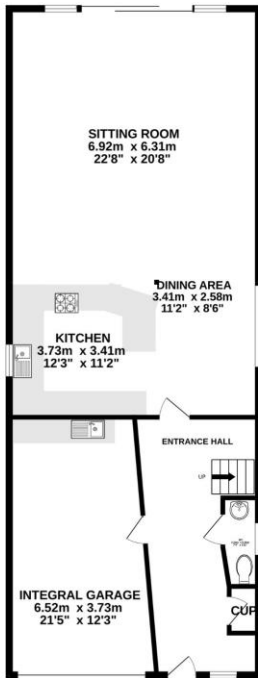


Where it is.

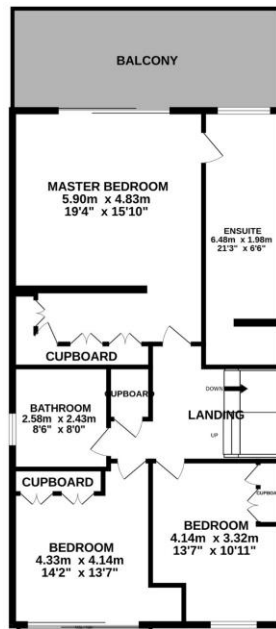
Situated in one of the areas most prestigious locations, just one road back from the waters-edge of Poole harbour. Perfectly positioned with everything you want in easy reach. The local infant school is just a few hundred yards away and in the other direction you will find Lilliput parade with its array of shops including the award winning Mark Bennetts patisserie, Koi Noi Thai restaurant, T J's fish & chip shop, Tesco express. From here you can walk down down to Salterns marina/ the harbour. A short walk, drive or cycle you will find the blue flags beaches of Sandbanks, Poole. Both Poole & Bournemouth town centred can be easily reached.



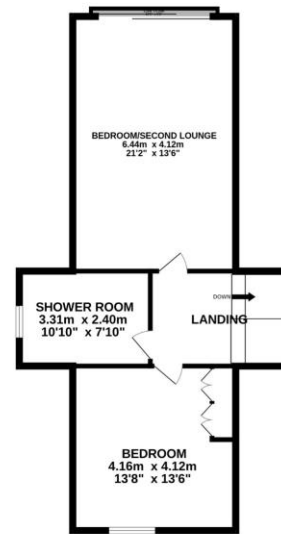
GROUND FLOOR
106.3 sq.m. (1144 sq.ft.) approx.



1ST FLOOR
87.6 sq.m. (942 sq.ft.) approx.



2ND FLOOR
60.0 sq.m. (646 sq.ft.) approx.



TOTAL FLOOR AREA : 254.0 sq.m. (2734 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Technical bits.

- Approx 2904 Sq. Ft in accommodation
- Five double bedrooms
- Three bathrooms plus downstairs cloakroom
- Harbour views from upper floor
- Integral garage/ utility
- Easy to maintain landscaped garden with rear access
- 100 yards from the harbourside
- Lilliput & Baden Powell school catchment
- Versatile & flexible family sized home
- No forward chain
- EPC rating - B

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct, but their accuracy cannot be guaranteed, and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.