

Lilliput Road, Lower Parkstone, BH14



Katie  Fox
ESTATE AGENTS

01202 721999 katiefoxea.co.uk

What it's got.

This spacious 5-bedroom house, offering 2862 sq. ft of accommodation, exudes a bright and airy ambience throughout. Tastefully decorated and designed, the living space creates a modern inviting feel.

The 'shaker style' kitchen semi-open plan to the lounge/diner and boasts a range of built in cupboards with integrated appliances, stylish stone work top surfaces and a useful breakfast bar. A door leads through to integral garage. The impressive lounge/dinner is bright and airy, perfect for entertaining & socialising with doors leading directly onto the sun deck. Additional features include a separate snug area, a large bespoke boot room. On this level is a double bedroom with modern en-suite ideal for guests or teenagers.

The Master bedroom is a good size boasting a large sun terrace with stunning views of the golf course and en-suite bathroom and built in wardrobes. There are three further double bedrooms and a main family bathroom. Nestled in a desired location, this property backs directly onto Parkstone Golf Course, providing a tranquil backdrop and pleasant views across the course. The good-sized plot offers a south-facing garden, providing a peaceful retreat for outdoor enjoyment. Parking is made easy with a driveway and garage on the premises. For those considering expansion, there is plenty of scope to extend, subject to obtaining the necessary planning permissions.

Situated within the Lilliput Infant & Baden Powell & St Peter's school catchment area, this home offers a prime opportunity for families seeking proximity to quality educational institutions. From its prime location to its functional design and appealing features, this property presents an ideal setting for modern living.





What the owner says.

“Great location due its close proximity to beaches and schools. We love our morning views where we will often see the local deers on the course!”

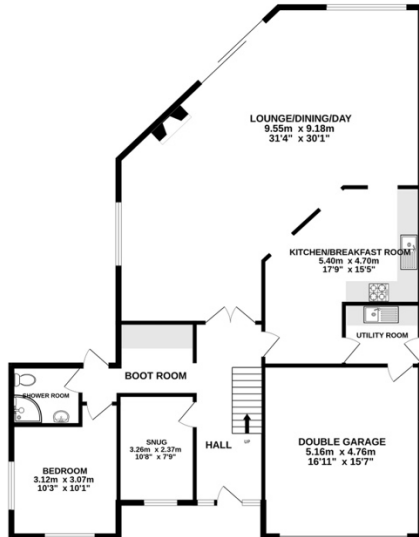


Where it is.

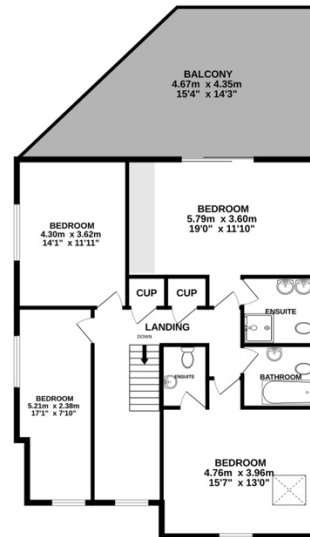
Situated in one of the areas most prestigious locations, just a short walk to the waters-edge of Poole harbour & Salterns Marina. Perfectly positioned with everything you want in easy reach. The local infant school is just a walk away and you will find Lilliput parade with its array of shops including the award winning Mark Bennetts patisserie, Koi Noi Thai restaurant, T J's fish & chip shop, Tesco express. From here you can walk down 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 centres can be easily reached. Not forgetting Parkstone Yacht club and of course Parkstone golf course.



GROUND FLOOR
140.7 sq.m. (1514 sq.ft.) approx.



1ST FLOOR
99.4 sq.m. (1070 sq.ft.) approx.



TOTAL FLOOR AREA: 265.9 sq.m. (2862 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix CDS5

Technical bits.

- Approx 2862 Sq. Ft in accommodation
- Five bedrooms (one downstairs)
- Backing directly onto Parkston golf course
- Plenty of scope to extend (STPP)
- South facing garden
- Energy rating D
- Three bathrooms
- Good sized plot
- Driveway & garage
- Lilliput & Baden Powell school catchment

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.