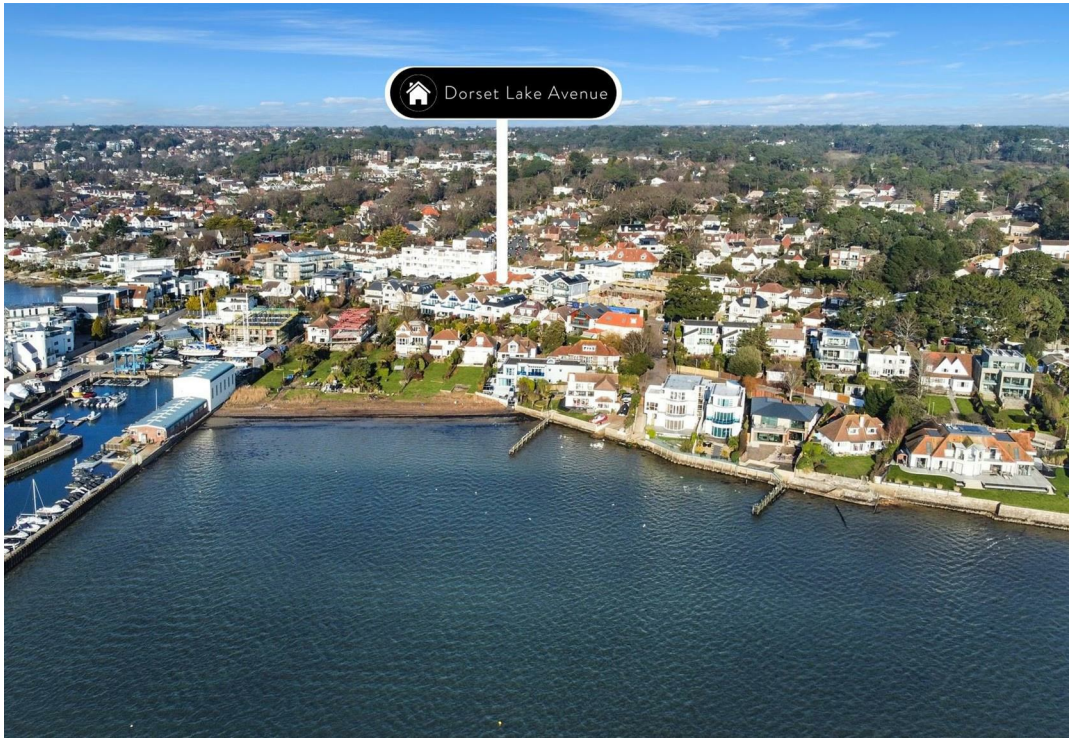
1a Dorset Lake Avenue, Lilliput, Poole BH14 8JD

Offers In Excess Of £1,000,000 Freehold

KD EST. 1977
KEY DRUMMOND
ESTATE AGENTS


Dorset Lake Avenue

HOME BY THE HARBOUR A modern and DECEPTIVLEY SPACIOUS, 3 double bedroom detached property situated in a PRIME POSTION and only moments from Evening Hill view point, the amenities of Lilliput and Salterns Marina. IDEAL LOCK UP AND LEAVE.

- PREMIER ROAD
- 3 BEDROOMS 3 BATHROOMS
- LILLIPUT AND BADEN POWEL CATCHMENT
- ARRANGED OVER 3 FLOORS
- SUNNY PRIVATE GARDEN
- GARAGE & PARKING

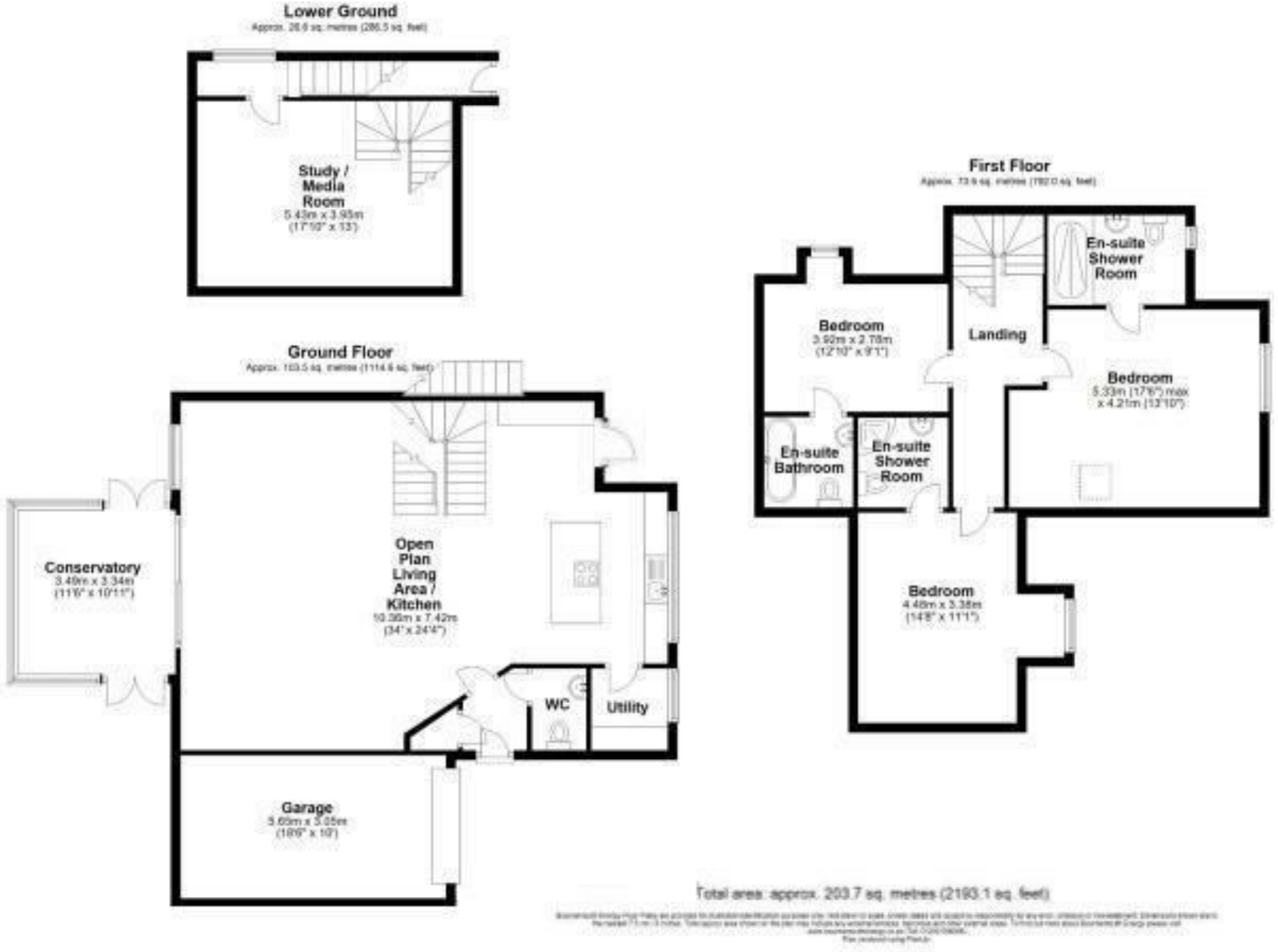
Location

The property is located in the heart of Lilliput and within a short level walk to local shops. Lilliput offers an array of shops including well known convenience stores, hairdressers, bike & surf shops, off-licence, restaurants & cafes including an award winning patisserie and delicious Thai restaurant.

Close by is the renowned Salterns Marina offering superb boating facilities, the prestigious Parkstone Golf club and the Blue Flag beaches of Sandbanks. At the end of Sandbanks Peninsula is the chain link ferry giving vehicular and pedestrian access to the many miles of National Heritage coastline of the Isle of Purbeck. Lilliput is ideally located for those needing travel connections to London, the rest of Europe and beyond. London Waterloo can be reached in under two hours via train and road and Bournemouth International Airport offers both internal and international flights to a variety of destinations.

Property Comprises

Dorset Lake Avenue is a quiet premier road located just off Evening Hill where some of the areas most valuable properties can be found.
This low maintenance modern home is tucked away behind electric gates with a brick block driveway incorporating a car port providing parking for several vehicles and access to a garage with electric door and tiled floor.
Bright and spacious throughout the accommodation extends to nearly 2200 SQ FT of versatile living space across three floors. The ground floor is a particular feature of this property with the impressive dual aspect open plan living space, comprising of a large open plan, kitchen/lounge/dining area, this room extends out on a sunny, level rear garden. The kitchen comes with integrated appliances throughout and a centre island. In addition the ground floor also offers a sun room to the rear and w/c.
Stairs from the living area lead down to a separate multi-purpose room, making an ideal study and media room.
On the first floor there are three double bedrooms, all with fitted wardrobes and their own luxury en-suite bath or shower rooms.
Externally, the property enjoys a delightful, private south west facing garden beautifully landscaped with artificial grass, decking and patio terrace, all enclosed by mature hedging. There is also a side patio garden with a raised planted border and two further courtyards to the rear of the property.



Key Drummond

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All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

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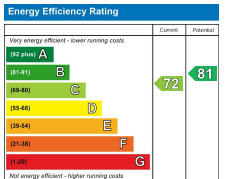
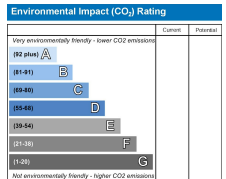
- They do not constitute an offer of contract for sale.
- Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.