



SANDBANKS ROAD,  
LILLIPUT











## DETAILS

This stunning four bedroom house is situated on the edge of Whitecliff Park and offers panoramic harbour views of Parkstone Bay. With balconies looking directly onto Whitecliff Harbourside Park, this is the perfect home for someone who loves a garden but doesn't have time for the upkeep.

A spacious reception hall leads to three double bedrooms and a family bathroom with modern white sanitary ware and a bath with shower. The principal bedroom has fitted wardrobes and a modern en-suite with bath and separate double shower.

Bedroom two is another spacious room with plenty of fitted wardrobes and an en-suite shower room. On this floor there is also another double bedroom and a large dressing room with generous wardrobe space and patio doors leading directly onto the patio.

Upstairs is another double room suitable as bedroom 4 or a home office if required and an additional cloakroom/wc.

The main living room is a bright room with a feature gas flame fireplace, wooden flooring and doors leading onto a large south westerly facing sun terrace with panoramic views over the park and harbour. This leads to a stunning dining room with large windows and an impressive, vaulted ceiling. There is also direct access to a second more secluded terrace.

The large kitchen/diner boasts wooden cupboards, two fitted Neff ovens and a gas hob. There is a large fridge/freezer, dishwasher and plumbing for a washing machine. Modern black tiles and a slate grey floor give this room a stylish look.

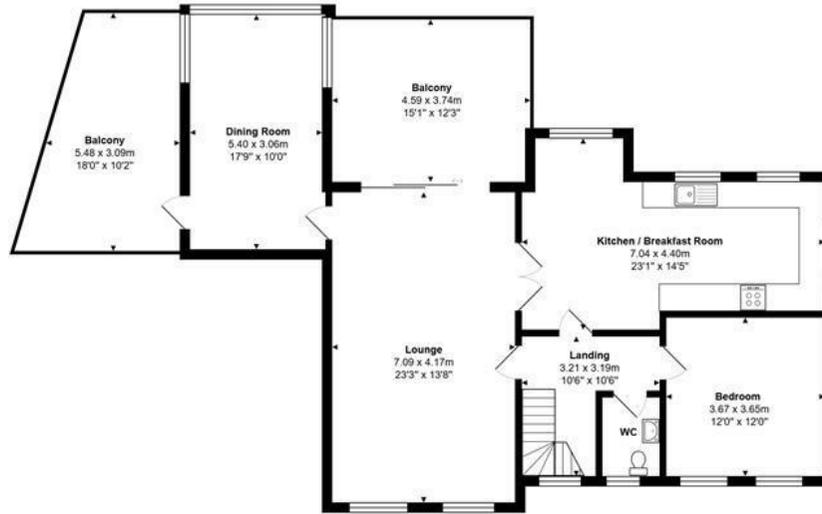
At the front of the house is a landscaped garden and double width driveway with parking for two vehicles. There is also a large double garage with electric doors and a fitted car charging point. It's also the perfect house for boating enthusiasts as Parkstone Bay Marina and locally renowned South Deep Restaurant are a couple of minutes away.

## AT A GLANCE

Guide Price:	£1,095,000
Tenure:	Freehold
Stamp Duty:	£53,260 (Main Home)
Local Authority:	BCP Council
Council Tax:	£4,054.25 Band G

## KEY FEATURES

- 4 generous sized bedrooms & 3 stylish bathrooms
- Stunning panoramic views over Whitecliff Harbourside Park & Poole Harbour
- Low maintenance outside space with private patios and 2 sun terraces
- Spacious living area with large lounge, dining room and dine in kitchen
- Short drive to the sandy beaches at Sandbanks
- Shops and amenities of Ashley Cross within walking distance



First Floor



Ground Floor

Total Area: 228.5 m<sup>2</sup> ... 2460 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only

# LLOYDS

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