

# 5 Lagado Close

Poole, Dorset

BH14 8LD



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*Price Guide £915,000*

A most attractive and beautifully presented 3 double bedroom detached bungalow situated in a highly sought after and peaceful cul-de-sac location.

The property is no more than ½ mile away from the popular Salterns Marina and nearby selection of amenities in Lilliput village including an artisan baker/coffee shop, hair and beauty salon and a Tesco express.

## *Summary of Accommodation*

3 double bedrooms (2 en-suites plus wc)

Modern, open plan kitchen/living area

Ample driveway parking

Summer house

Sunny level garden

Within Lilliput First & Baden Powell Schools' catchment area





With accommodation extending to 1,252 sq ft, there are three double bedrooms, two of which have fitted wardrobes with en-suites serving both bedrooms 1 and 2 while the 3rd bedroom has double doors onto the rear garden.

The stylish open-plan kitchen/living area is fitted with a selection of integrated appliances to the kitchen with beautiful granite worktops, built in cupboards and a breakfast bar. The living space is light and spacious with a feature electric fireplace and a door which accesses along the side of the property to both front and rear garden.

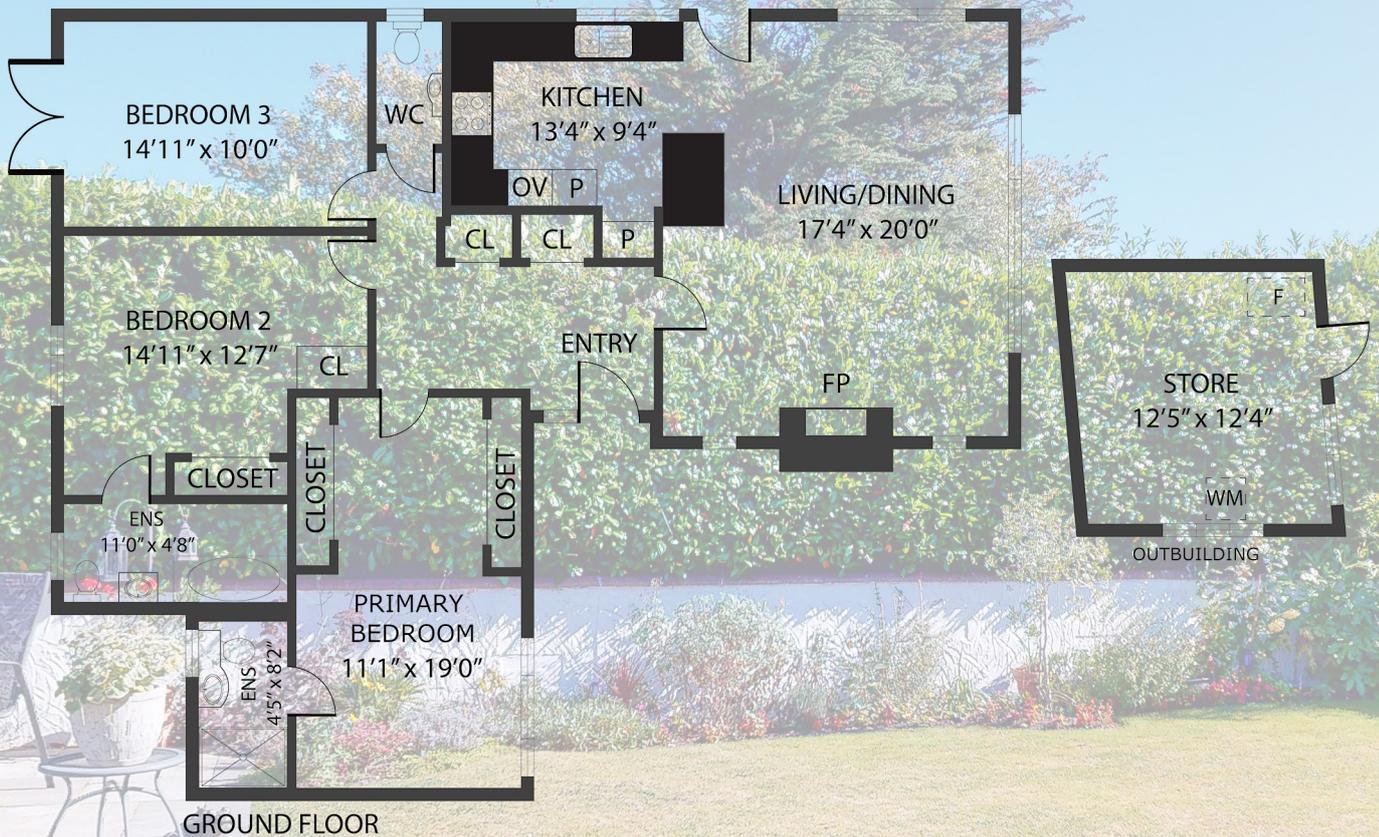
The level rear garden is a sun trap, enjoying plenty of sun throughout the day and has a summer house which could be utilised however you wish.

There is a block paved driveway which offers ample parking for several vehicles.

The award winning golden sandy beaches at Sandbanks are approximately 1½ miles away. For keen golfers the 18-hole Championship Parkstone Golf Course is within easy reach.

Nearby Westbourne and Canford Cliffs Village both offer great cafes, convenient shopping, and a variety of hair/beauty salons, restaurants and bars.





5 Lagado Close, Poole BH14 8LD  
TOTAL APPROX. FLOOR AREA 1,252 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

## Lloyds Property Group

PROPERTY NAME

5 Lagado Close

LOCATION

Poole, Dorset  
BH14 8LD

Total Floor Area = 116 sq m / 1252 sq ft

VIEWING ARRANGEMENTS

Telephone: +44 (0)1202 708044

Email: [enquiries@lloydspropertygroup.com](mailto:enquiries@lloydspropertygroup.com)

Ref: 3390 LM

*Illustration for identification purposes only, measurements are approximate, not to scale*