



1 Avalon
, Poole, BH14 8HT

Offers in excess of £900,000



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Nestled in the desirable area of Avalon, Poole, this splendid four-bedroom house is a true gem, set on a private corner plot of approximately one-third of an acre. Located in one of Lilliput's premier cul-de-sac locations, it is just a stone's throw from the water's edge and within walking distance of Evening Hill, where you can enjoy breath-taking panoramic views over Poole Harbour, Brownsea Island, and Sandbanks.

Upon entering the property through an inviting conservatory-style porch, you are greeted by a spacious and welcoming entrance hall that leads to all principal rooms. The well-planned layout features two reception rooms, including a generous front lounge that boasts three large windows, allowing natural light to flood the space. The heart of the home is undoubtedly the stylish kitchen/dining area, equipped with light wood effect units, quartz work surfaces, and integrated appliances. French doors open out to a delightful rear patio sun terrace, perfect for al fresco dining or simply enjoying the tranquil surroundings.

The accommodation comprises four bedrooms, including a luxurious main bedroom with an en-suite bath/shower room. A second bedroom is accessed by a reception room although this could easily be a dressing room, while a third bedroom offers versatility for various needs. A modern family bathroom and a separate cloakroom complete the interior, ensuring convenience for family living.

With ample parking for up to 11 vehicles and sprawling established grounds, this property offers both space and privacy, making it an ideal family home with significant potential for added value. This is a rare opportunity to acquire a beautifully positioned residence in a sought-after location, perfect for those seeking a blend of comfort and elegance in Poole.





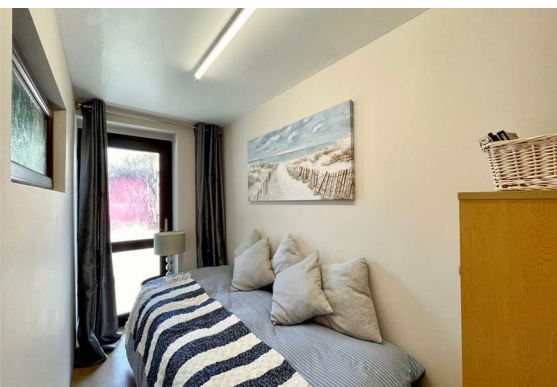
Externally, the landscaped grounds make the most of the terrain embracing nature and providing a water glimpse and a tranquil setting to enjoy with family and friends. Also of note is a large, detached garage complete with adjacent workshop with ample parking for many vehicles and sprawling established grounds, this property offers both space and privacy, making it an ideal family home with significant potential for added value. This is a rare opportunity to acquire a beautifully positioned residence in a sought-after location, perfect for those seeking a blend of comfort and elegance in Poole.

Council Tax Band F

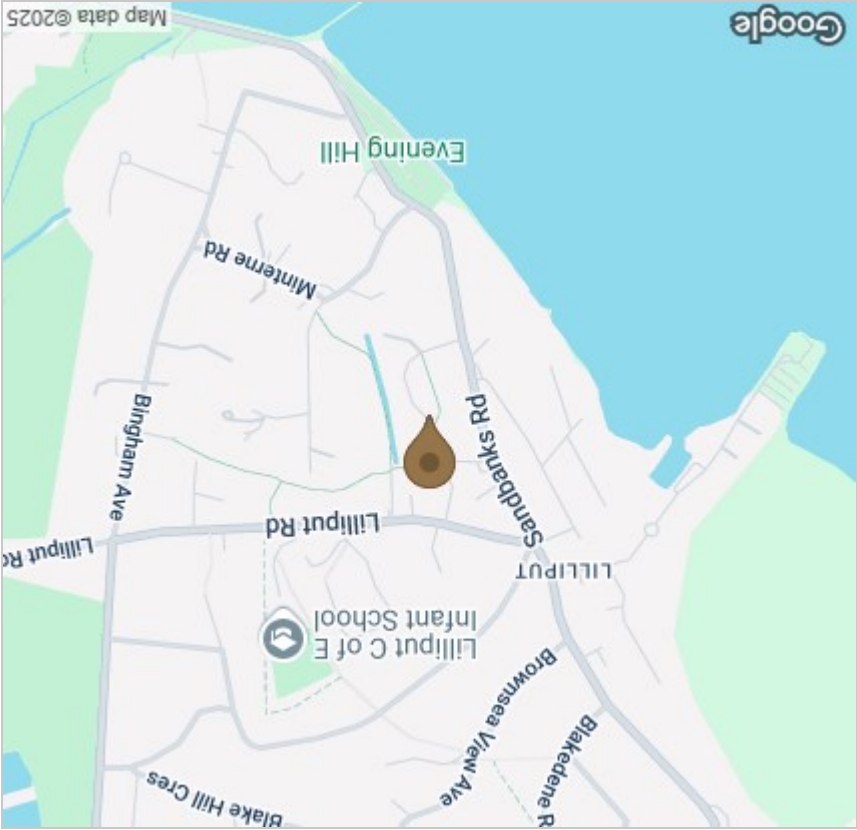


Lilliput village is located approximately one mile from the award winning beaches at Sandbanks and is home to Salterns Marina, with a variety of shops including a Tesco Express and Co-operative petrol station, award winning Mark Bennett patisserie, Thai restaurant and take away, hairdressers, surf and bike shops.

There is also a doctors' surgery and chemist, along with the highly rated Lilliput First School. Lilliput offers good communications to the town centres of Poole and Bournemouth. Transport communications are excellent as the main line railway station at Poole provides services to Southampton and London. The area offers many sporting facilities including the prestigious Parkstone Golf Club close by.



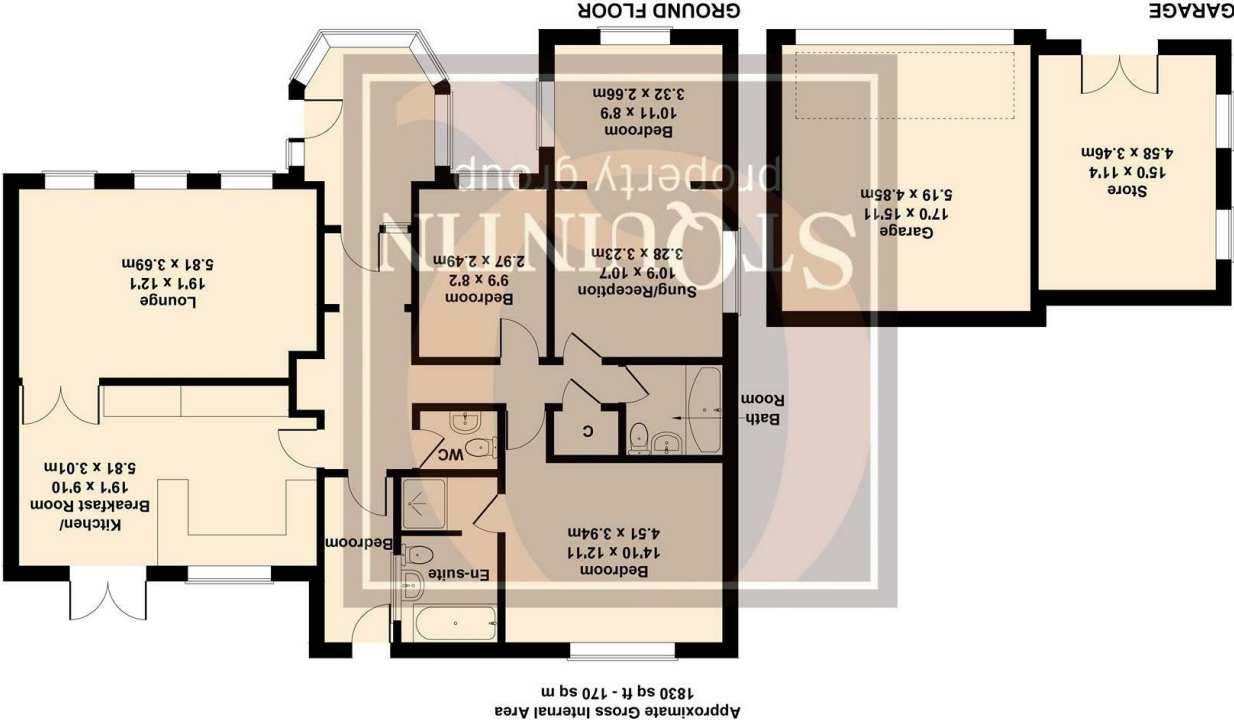
Area Map



Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Very energy efficient - lower running costs
		(92 plus) A
		(81-91) B
		(69-80) C
	60	(55-68) D
		(39-54) E
		(21-38) F
		(1-20) G
Not energy efficient - higher running costs		

Viewing

Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.



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