



13 Lilliput Road, Lilliput, Poole, BH14 8JU



A surprisingly spacious 3/4 bedroom detached chalet bungalow standing on a generous plot situated within a few moments walk of Lilliput.

- Open plan sitting/dining room & kitchen
- Large reception hall
- Versatile accommodation with 3/4 bedrooms
- Two feature fire places with wood burners
- Driveway parking for several vehicles
- Garage
- Tremendous scope and potential
- A few moments' walk from Lilliput shops & cafes
- 300m walk to Lilliput infants school
- Less 0.5 mile to Evening Hill
- Sellers suited

ASKING PRICE:

£765,000 (Freehold)

EPC RATING:

Band - E







LOCATION

The property is situated in a highly desirable location just a few moments walk from Lilliput where there are a range of shops, amenities, restaurants and cafes together with Lilliput Infant School. The local area is renowned and sought after for its coastal proximity to Poole harbour and miles of Blue Flag sandy beaches. Parkstone Golf Club is also located nearby.

PROPERTY

Offering surprisingly spacious accommodation this detached chalet style bungalow offers tremendous potential to improve, either the existing bungalow or a complete redevelopment to create a much larger home subject to relevant planning permissions.

The accommodation briefly comprises; an entrance hall leading to the reception hall with stairs rising to the first floor and feature wooden parquet flooring. Along the rear of the property is a spacious open plan sitting/dining room and kitchen. It overlooks the rear garden and there is a feature fireplace with an inset wood burner. The kitchen area comprises a range of base and eye level units with a range cooker and space for various appliances. There is also a walk-in pantry cupboard.

The large main bedroom has triple aspect windows, together with a brick-built fireplace and inset wood burner, this room could alternatively be used as an additional reception room. Furthermore on the ground floor is the fourth bedroom and family bathroom.

Upstairs there are two further double bedrooms. Bedroom 2 is a large l-shaped room with scope to create an en-suite.

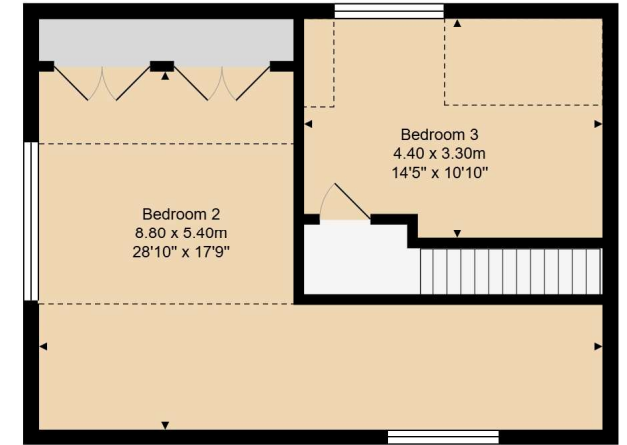
Outside, to the front of the property is a brick paved driveway providing parking for numerous vehicles and access to the single attached garage. The rear garden has been landscaped with two patio areas at the near and far end of the garden together with a lawned area.

Council tax band - F





Ground Floor



First Floor

All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	45 E	
21-38	F		
1-20	G		

Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us;

T: 01202 094277 E: info@hardwickea.co.uk

www.hardwickea.co.uk