



35 Brownsea View Avenue, Lilliput, Poole BH14 8LG

Offers Over £1,250,000 Freehold

A stunning modern detached house situated within a quiet location. The property boasts in excess of 3000 sq ft arranged over two floors consisting of three reception rooms, lounge, dining room and separate study. Bespoke and fully equipped kitchen breakfast room with separate utility. Four double bedrooms including a master en-suite with walk-in dressing room and South facing sun terrace. Three further double bedrooms (one en-suite), landscaped rear garden, electric gates to front with block paved driveway and double garage. Lilliput and Baden Powell school catchment.

- SUBSTANTIAL MODERN DETACHED HOUSE
- MASTER SUITE WITH DRESSING ROOM
- BESPOKE FITTED KITCHEN
- DOUBLE GARAGE
- LILLIPUT & BADEN POWELL CATCHMENT
- FOUR DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- BEAUTIFULLY LANDSCAPED GARDENS
- SECURE GATED PROPERTY
- NO FORWARD CHAIN

Offices at:
19 Haven Road, Canford Cliffs, Poole, Dorset BH13 7LE
113 Commercial Road, Ashley Cross, Poole, BH14 0JD
14 Dorchester Road, Oakdale, Poole, BH15 3JY

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:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
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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.

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, florist, 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:

This immaculately presented four double bedroom detached family home has been built and finished to a high specification throughout, extending to approximately 3000 sq ft. Upon entering the property you are greeted by a bright and spacious reception hall with an impressive bespoke staircase and galleried landing. Double doors lead from the reception hall to a superb lounge with feature gas fireplace and doors to garden. A separate dining room is accessed from the main entrance hall with sliding doors providing access to the kitchen breakfast room. A modern fully equipped bespoke kitchen providing access to rear garden. A study is also accessed from the entrance hall as well as a separate utility room with courtesy door into the double integral garage. On the first floor can be found a luxurious master bedroom suite with walk-in dressing room and en-suite bathroom, double doors from the master bedroom provides access to the South Facing Sun terrace. The second bedroom is also spacious and has a luxury en-suite bathroom, the remaining bedrooms are both double rooms and are serviced by a separate family bathroom. The rear garden has been beautifully landscaped and well established , enclosed by mature planted borders and artificial grass making it extremely low maintenance. The front of the property is accessed via electric gate, large brick paved driveway provides ample off-road parking for several vehicles and access to double garage.

- Security alarm system
- Galleried landing and stunning full height atrium
- Superb bespoke kitchen with fully integrated appliances
- Wall mounted real flame gas fire
- Luxuriously appointed bathrooms
- Powder coated aluminium double glazed windows
- Zoned under floor gas central heating
- Intelligent mood lighting, sound and audio system
- Oversized garage with Hormann electric up and over door
- Private landscaped garden with large patio and deck area

Entrance Hallway

18'3 x 12'3 (5.56m x 3.73m)

Kitchen/Diner

25' x 19'5 (7.62m x 5.92m)

Utility Room

9'8 x 4'11 (2.95m x 1.50m)

Lounge

24'1 x 15'9 (7.34m x 4.80m)

Dining Room

14'9 x 10'7 (4.50m x 3.23m)

Study

10'7 x 7'11

Cloakroom

4'11 x 4'5 (1.50m x 1.35m)

Landing

12'9 x 12'2 (3.89m x 3.71m)

Master Bedroom

15'10 x 14'4 (4.83m x 4.37m)

With dressing room

En-Suite Bathroom

13' x 8'6 (3.96m x 2.59m)

Sun Terrace

14'4 x 12'1 (4.37m x 3.68m)

Bedroom Two

15'3 x 11' (4.65m x 3.35m)

En-Suite Bathroom

13' x 8'6 (3.96m x 2.59m)

Bedroom Three

15'8 x 12'9 (4.78m x 3.89m)

Bedroom Four

13'4 x 10'11 (4.06m x 3.33m)

Family Bathroom

10'10 x 7'5 (3.30m x 2.26m)

