



Brownsea View Avenue

LILLIPUT

£1,150,000

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‘Endless Summer’ 37 Brownsea View Avenue Lilliput, Poole, Dorset BH14 8LG

A charming detached residence situated moments from the water and the diverse Lilliput amenities. The property is only 15 years old but you can tell it has been finished using extremely high quality materials and a brilliant attention to detail.

Accommodation

4 double bedrooms • Kitchen/diner • 3 reception rooms • Sun terrace to front
Double garage • Over 2,500 sq ft of accommodation • Great sized garden front and rear
Versatile accommodation • Circa 15 years old



Welcome to 'Endless Summer' ...

This substantial family home has been intelligently designed throughout with a superb flow, spanning across 2,500 + square feet of luxury accommodation. The property has been finished using extremely high quality materials and a brilliant attention to detail.

The ground floor boasts vast bright and airy space with a beautiful feature staircase within the grand entrance hallway. There is a well-appointed kitchen/diner that leads to the double integral garage with utility area. The main living room set to the rear of the house overlooks the mature and well landscaped garden. Additionally, there is an open plan dining area that bathes in the easterly morning sun. The study is also located off the open large entrance hall and offers views over the front gardens.

On the first floor there are three generously sized double bedrooms and an impressive master bedroom with en-suite bathroom. A quiet reading area located on the first floor landing giving access to an impressive front sun terrace. Bedroom Two also benefits from its own en-suite. In addition, there is a family bathroom and ample storage space and loft access.

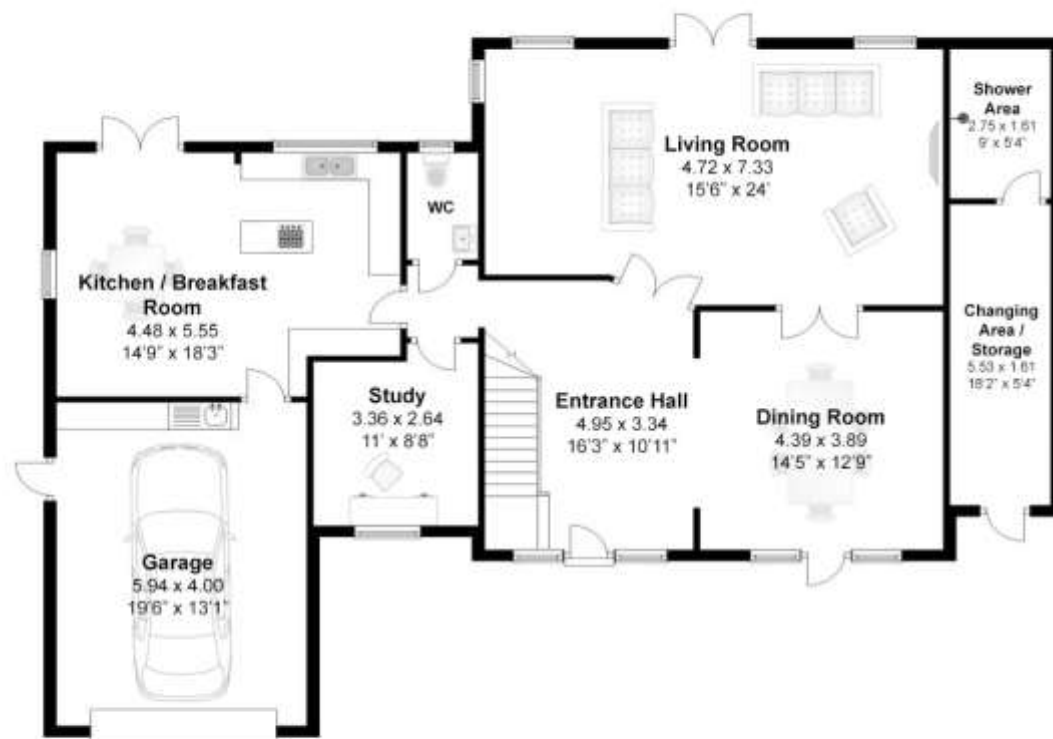
Externally to the front of the property there is ample off road parking and lawn area set behind electric gates and to the rear there is a landscaped sunny aspect garden with a large patio area to enjoy the evening sun and al fresco dining.

The vendor has added a shower/changing area to the side of the property which is great for young families to wash off after water activities or dogs after walking in nearby woods

This property must be viewed to be fully appreciated as it offers a homely feel.



Ground Floor
Approx. 143.3 sq. metres (1542.4 sq. feet)



First Floor
Approx. 97.0 sq. metres (1044.2 sq. feet)



Total area: approx. 240.3 sq. metres (2586.6 sq. feet)

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Viewing: Strictly by prior appointment through sole selling agents Lloyds

Ref 3192

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