



Salterns Road

LILLIPUT

£435,000

LLOYDS
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25A Salterns Road Lilliput, Poole, Dorset BH14 8BL

Lloyds Property Group are delighted to offer for sale this deceptively spacious, fully renovated 4 bedroom detached house, situated moments from the trendy Ashley Cross.

Accommodation

Set down a secluded railway cottage lane • 4 double bedrooms (2 en-suite)

Superb view of tennis court and croquet lawns

Garage and parking at front • Completely renovated throughout

Moments from Ashley Cross amenities



Welcome to 25A Salterns Road ...

The property is a generous size, arranged over three floors with four spacious double bedrooms, two of which boast brand new, well-appointed en-suites.

The ground floor offers a large kitchen/breakfast room which is also brand new. There is a well-proportioned living room with an additional dining extension overlooking the manicured grounds of the East Dorset Croquet lawns. Also on the ground floor is a modern wc.

The first floor comprises of the master bedroom with dual windows overlooking the tennis courts, a large family bathroom, bedroom 4 which would also make a perfect office and additional storage on the landing.

The top floor offers two great sized bedrooms which benefit from a 'Jack & Jill' style shower room.

The unique feature of this property is that there are no houses directly in front or behind which give all the rooms a bright and interesting outlook without looking into any other properties, which is rare in the BH14 postcode area.

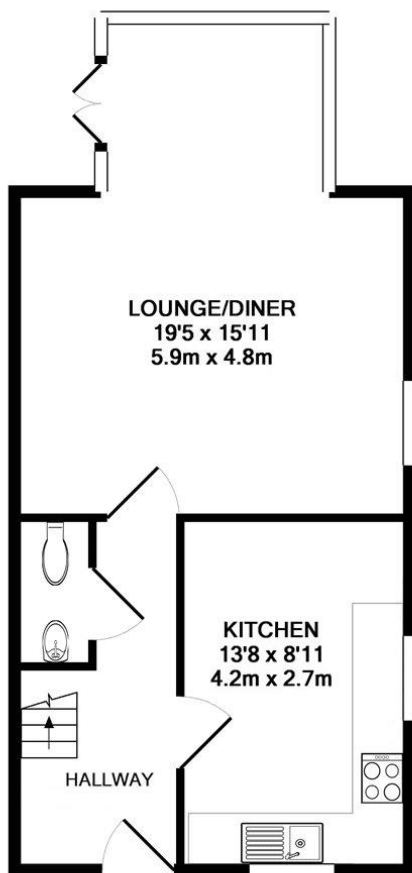
To the rear there is a courtyard garden which would be ideal in the summer to watch the tennis and croquet players and to eat al fresco in privacy.

Due to the sunny aspect, this charming home is flooded with natural light for most of the day.

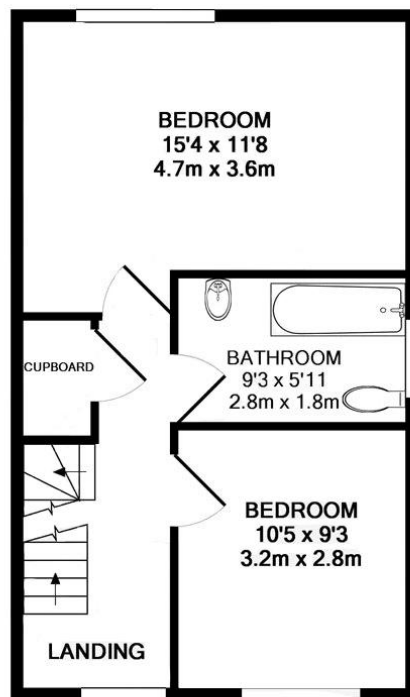
Viewing is strongly advised to fully appreciate this home.

*In accordance with Section 21 of the Estate Agents Act 1979,
Lloyds Property Group wish to declare a personal interest in the sale of this property.*

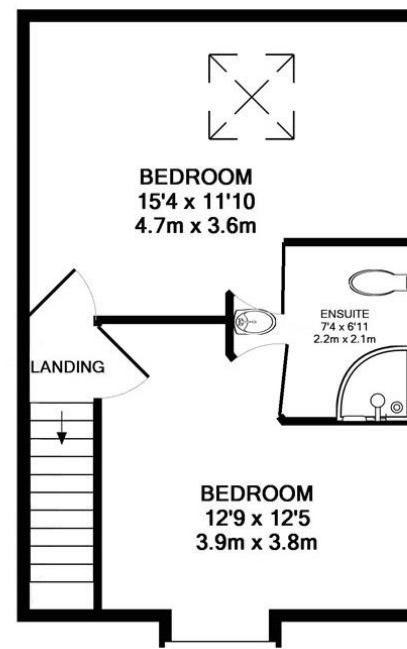




GROUND FLOOR
APPROX. FLOOR
AREA 464 SQ.FT.
(43.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 404 SQ.FT.
(37.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 362 SQ.FT.
(33.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1229 SQ.FT. (114.2 SQ.M.)

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.

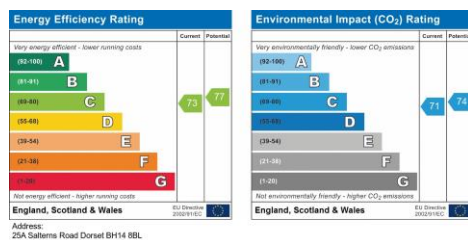
Viewing: Strictly by prior appointment through sole selling agents Lloyds

Ref 3194

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Lloyds, their clients and any joint agents give notice that:

1. They have no authority to make or give any representation or warranties in relation to the property. These particulars do not form part of an offer or contract and must not be relied upon as statements or representations of fact.
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