



Elgin Road

LILLIPUT

£715,000

LLOYDS
PROPERTY GROUP

LLOYDS
PROPERTY GROUP



27 Elgin Road, Lilliput, Poole, Dorset BH14 8QU

An immaculately presented four double bedroom, four en-suite remodelled chalet bungalow set on one of Lilliput's prestigious tree lined roads, close proximity to Lilliput amenities and running adjacent to Elgin woods and view point. Boasting a large garden, this property would be ideal for a young family or retired people looking to enjoy a maintenance free home.

Accommodation

- 4 double bedrooms (all en-suite) • Sea glimpses • Large gardens
- No through road location • Lilliput and Baden Powell Schools' catchment areas
- Easy walk to Lilliput amenities • Recently remodelled



Welcome to 27 Elgin Road ...

The current owners have recently remodelled the property to offer maximum usable space. The ground floor accommodation offers a large and bright entrance hallway giving access to all principal rooms. The large kitchen/family room offers a modern black high gloss German kitchen with fitted appliances, a feature south facing bay window and a log burning stove.

Both of the four double bedrooms on this level benefit from an en-suite (one with a private entrance accessed via the rear), along with a cloakroom, separate utility and boot room. A bespoke Ash glass inlaid staircase then takes you to the first floor.

On the first floor are two large double/guest bedrooms. These are accessed off a spacious reception sized landing with feature dormer window giving far reaching views of Poole Harbour. Each room benefits from having en-suites, gabled ceilings and the front facing room has access to a south facing balcony. This floor would be ideal for older children/teenagers looking for a self-contained area in the house.

Below the property the current owners have converted the cellar area into a heated games/hobby room with access to the rear garden. The new boiler system is also housed in this area for ease and convenience.

The gardens have been landscaped with mature Mediterranean planting, gravel hardstanding areas for socialising but leaving enough space for children to enjoy. The frontage has a spacious driveway and gravelled low maintenance area.





Approximate Gross Internal Area :- 166 sqm. / 1788 sq. ft.

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 longer guarantee as to their operability or efficiency can be given.

Viewing: Strictly by prior appointment through sole selling agents Lloyds

Ref : 3203

Important Notice

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.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Lloyds have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



LLOYDS
PROPERTY GROUP