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16 PEARCE AVENUE
Lilliput • Poole • Dorset

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**16 Pearce Avenue
Lilliput, Poole, Dorset BH14 8EQ**

Price Guide £1,395,000

Lloyds Property Group are pleased to offer for sale this very attractive detached family home set on just over a third of an acre plot, benefiting from a large garden with rear access backing onto Turks Lane with pedestrian gate and double opening gates to a hard stand for boat/caravan or cars.

ACCOMMODATION

Detached family home • Four/five bedrooms • Three reception rooms
2,500 sq ft of accommodation • Double garage and driveway
Large garden approximately one third of an acre
Sea and harbour views over the Marina and Whitecliff Park



Welcome to 16 Pearce Avenue ...

From the ground and first floors there are sea views over Poole's inner harbour over the Marina towards Whitecliff Harbourside Park and beyond.

Internally the accommodation covers four/five bedrooms, two bathrooms and a cloakroom, kitchen/breakfast room, lounge and formal dining room - all with bi-fold doors giving access to the sunny rear gardens. There is gas central heating and double glazing along with a utility room with side door to outside, Bedroom 5 or office/study.

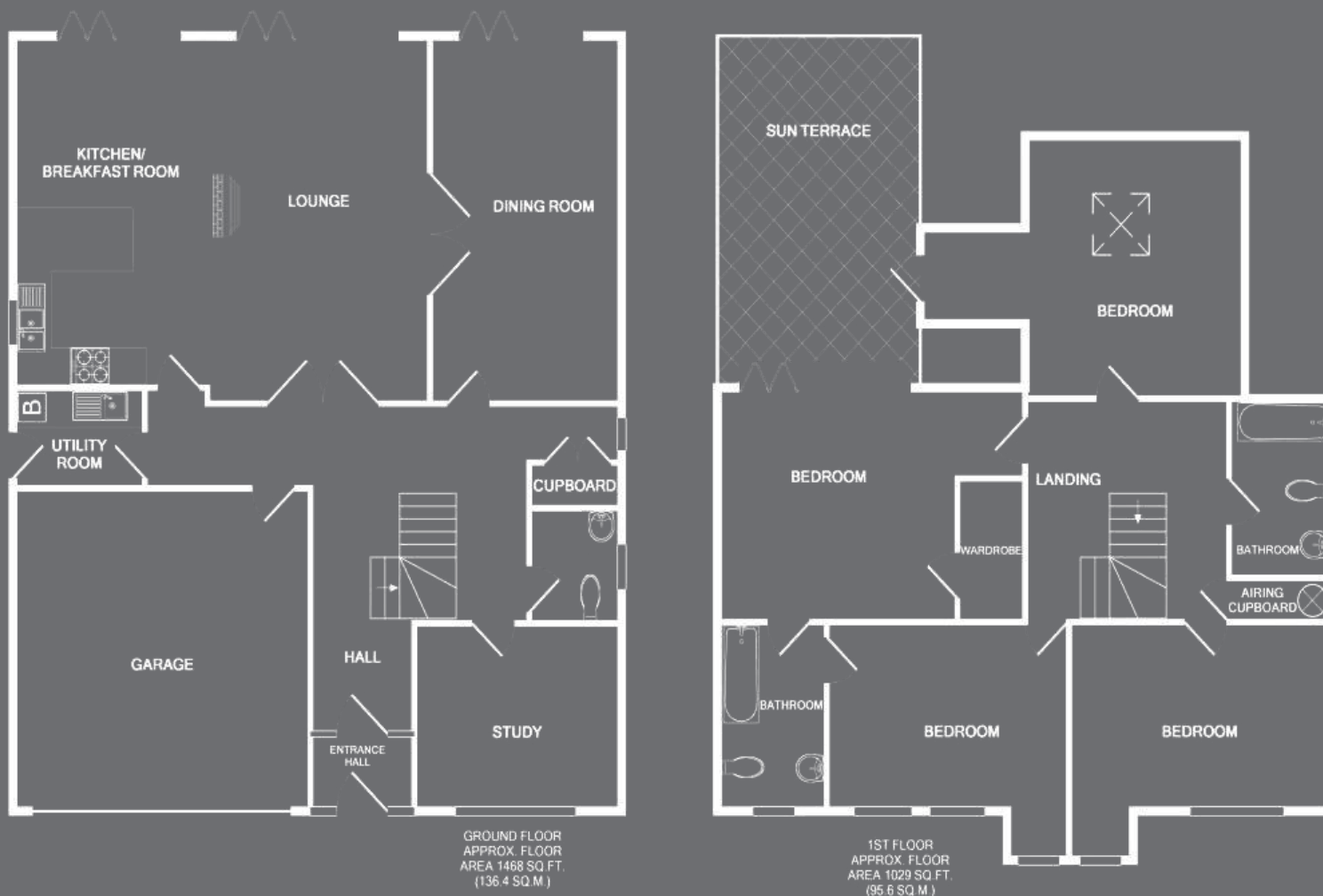
On the first floor is the master bedroom with walk in wardrobe, en-suite and bi-fold doors onto the balcony/terrace with sea views. There are three further double bedrooms and a family bathroom.

Externally the front has a block paved driveway with access to the integral double garage with low maintenance shrubs and wall. The rear garden is mainly laid to lawn with flower and shrub borders, patio area, decked area and a path leading to the rear of the garden with wild flowers and trees down to the hard-standing and rear access to Turks Lane.

With approximately 2,500 sq ft of accommodation the property has been sympathetically updated over the years but would lend itself to being extended (STPP) to give the property extra space.

The garden enjoys a sunny aspect almost all day with patio and decked area, large lawns.





PEARCE AVENUE
TOTAL APPROX. FLOOR AREA 2498 SQ. FT. (232.0 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: 3227

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