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

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

## Freehold Price £725,000

An immaculately presented 4 double bedroom, 4 bathroom chalet bungalow, tastefully fitted and decorated throughout. The hub of the home is a stylish kitchen/dining/living room which benefits from a fantastic bay window and a working wood burner. The property offers parking for several cars, a garage (for storage), large rear garden and a 14'7" x 11'5" cellar which is currently utilised for storage, although could have many uses.

- Immaculate and stylish chalet bungalow
- 4 double bedrooms all with beautifully fitted en-suites with unique tiles and flooring
- Additional cloakroom and utility room
- Solid laminate oak floor through the entrance hall, lounge and 2 downstairs bedrooms
- Modern black gloss fitted kitchen with an extensive range of units, black granite worktops and integrated appliances, including a Hotpoint coffee machine, induction hob and extractor, Hotpoint oven and a Neff dishwasher
- The kitchen has tasteful features such as purple under counter units, an artwork splashback behind the induction hob and the flooring is finished with beautiful marble effect white tiles
- Superb bespoke Ash staircase with glass panels
- Juliet balconies in 2 of the bedrooms and a balcony to bedroom 1
- Cellar/store under bedroom 3 which is useful for storage or could be converted subject to planning
- Garage at rear – used for storage as there is no vehicular access
- Gas central heating & double glazing
- Quiet and popular residential location

This immaculate home is set off a quiet, tree lined road and is within ½ a mile of Lilliput which has a range of shops such as Mark Bennet's Patisserie, the local award-winning artisan bakers and Koh Thai restaurant and bar as well as Salterns Marina. Within ½ a mile is the Harbourside Park at Whitecliff and from here there is a waterside walk to Poole Quay with its wide range of restaurants, shops and bars. The park itself has a children's play area and is ideal for dog walking.

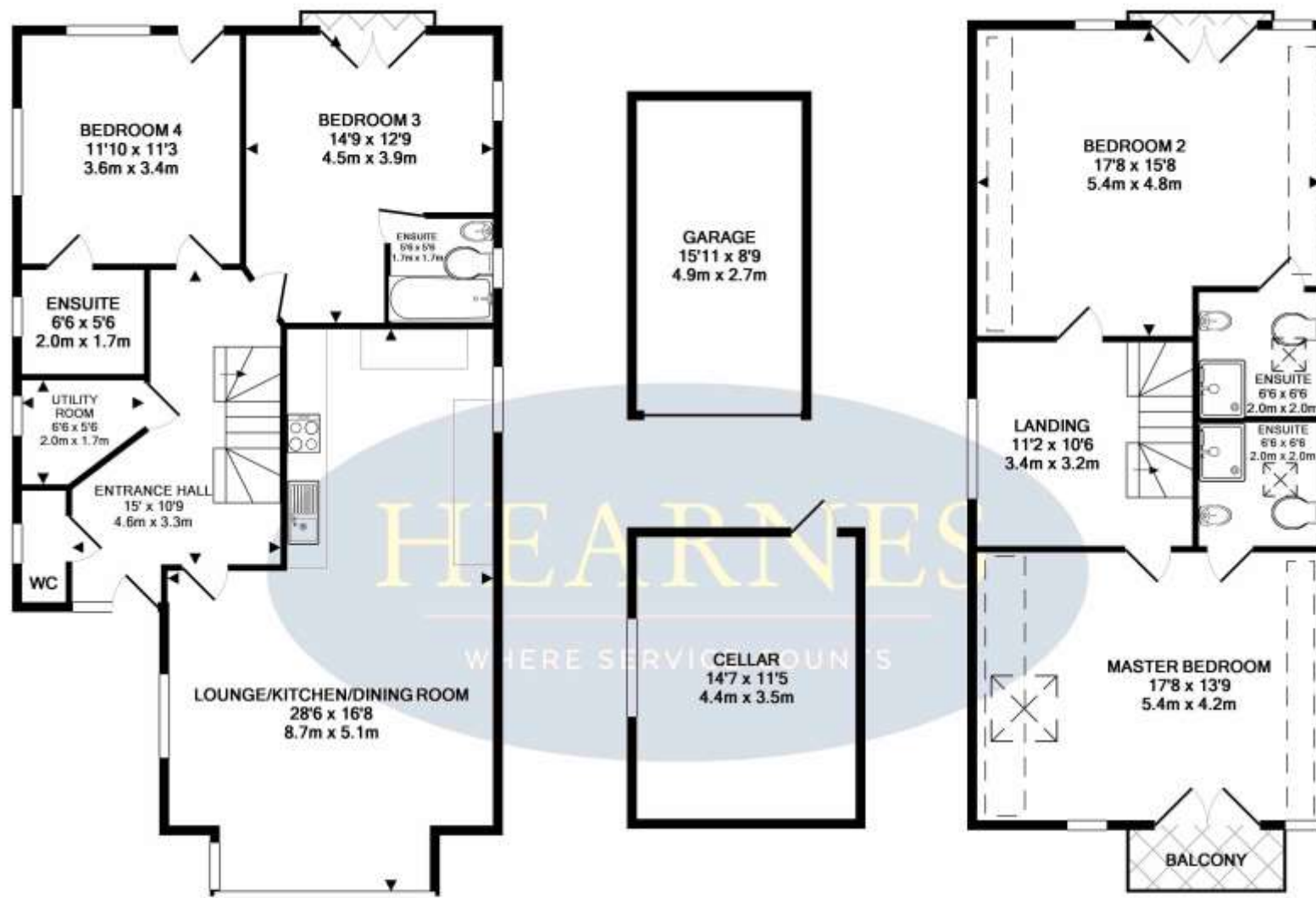
COUNCIL TAX BAND: E

EPC RATE: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.









Whitecliff Harbourside Park



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