

2 Pearce Avenue  
Lilliput, Poole  
Dorset • BH14 8EQ



**LLOYDS**  
PROPERTY GROUP



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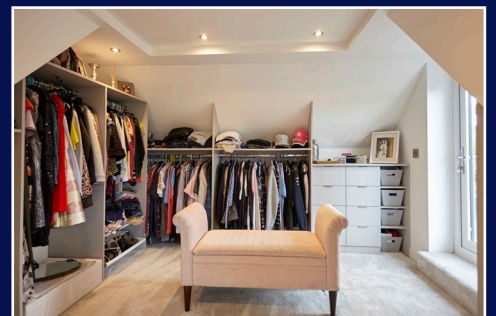
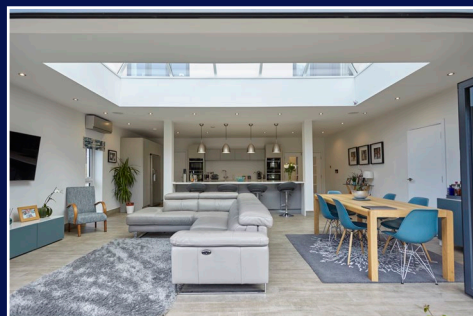
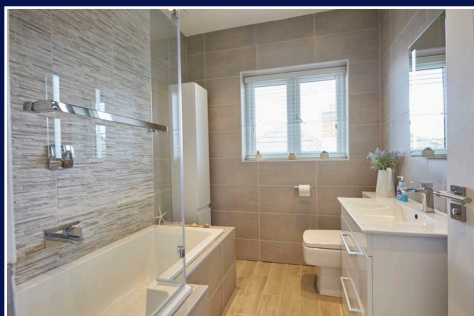
Price Guide £1,395,000

Lloyds Property Group are delighted to offer for sale this stunning, substantial family home boasting luxury accommodation, modern open plan living and a superb large, level rear garden that benefits from Harbour views.

The property is situated in the heart of Lilliput - within walking distance is Lilliput Surgery, the Royal Motor Yacht Club and Whitecliff Harbourside Park. Also close by are the Lilliput parade of shops where you will find a Tesco Express, an artisan bakery, fashionable restaurants, hairdressers and also the famous Salterns Marina.

Schedule of Accommodation

Master Bedroom (en-suite) with private sun balcony  
Four further Bedrooms • Reception Hall • Sitting Room  
Kitchen/Dining Room • Office • WC • Utility Room





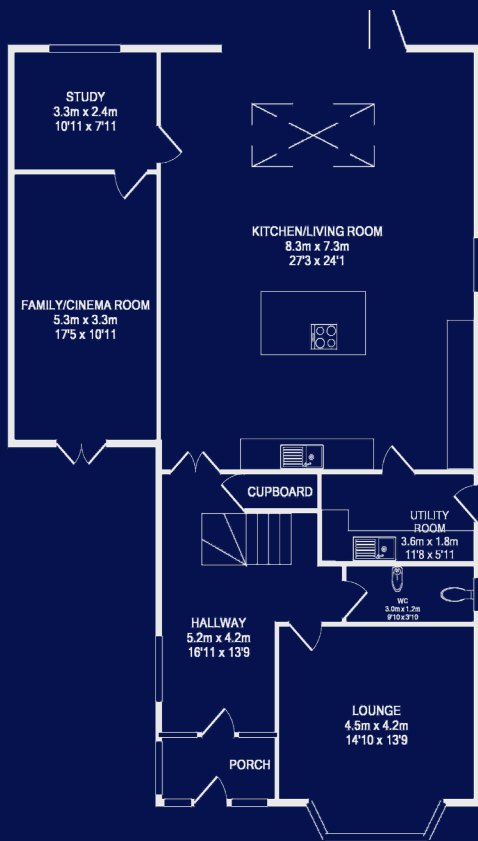


On the ground floor via the entrance porch you arrive into a spacious hallway with double height ceilings and feature atrium lighting. To the rear of the property there is a wonderful open plan kitchen, dining, living area which measure 27ft wide and has sliding doors onto the raised sunny aspect decked area.

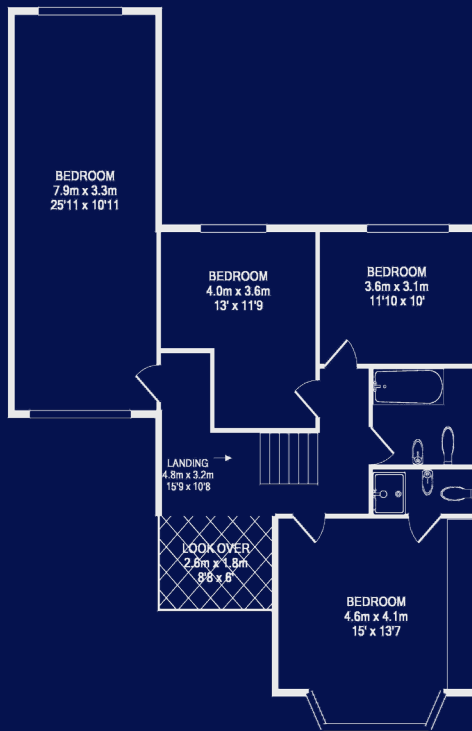
The kitchen is a slick handleless design with a range of built-in high-quality appliances, there is also a large kitchen island providing and doubling up as a spacious breakfast bar. Off the kitchen there is also a utility room. Also, on the ground floor is a formal living room/snug, a home office, another reception room and a WC.

The first floor consists of 4 bedrooms, one of which with an en-suite shower room. There is also a very well-appointed family bathroom. The second floor has been dedicated to the master bedroom creating a large, luxury bedroom suite with a high quality en-suite and a generous walk in wardrobe.

Externally to the front there is parking for several cars accessed via an 'in out' driveway, there is granted planning permission to build a garage. To the rear is a beautiful landscaped garden which is orientated well and is very level, there is a gate at the bottom of the garden giving easy access to Whitecliff Park and the marina. The raised decked area is the perfect place to enjoy the evening sun and al fresco dine or sit and relax in the hot tub.



GROUND FLOOR  
APPROX. FLOOR  
AREA 133.9 SQ.M.  
(1441 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 84.5 SQ.M.  
(909 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 54.4 SQ.M.  
(585 SQ.FT.)

TOTAL APPROX. FLOOR AREA 272.7 SQ.M. (2936 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 guarantee as to their operability or efficiency can be given.  
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