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**Elms Close, Lilliput
Poole, Dorset, BH14 8EP**



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Freehold Price £679,950

An immaculate and deceptively spacious 3 double bedroom, 3 bathroom extended chalet house set on a corner plot with a conservatory, garage and a garden that sweeps around the rear and side of the property. The property also has the use of private and well-kept grounds, less than 100 metres from the property which are owned by the 'Elm Estates' and for the use of residents only. Whitecliff harbourside park is just 160 metres away and has harbourside walks all the way through Poole Park to Poole Quay.

- An immaculate and extended 3 double bedroom chalet house
- Approximately 1,760 sq ft of accommodation
- Included with the deeds of the home is exclusive use of a plot of well-kept land which is for the Elms Estate residents only
- Generous master bedroom with en-suite and walk in wardrobe
- Stone chimney breast with inset wood burner in lounge
- 3 bathrooms (en-suite to master and second bedroom)
- A superb extended kitchen finished in light oak units with granite work tops an island unit and including an integrated freezer and dishwasher, Water softener & purifier, the Range Cooker is available by separate negotiation
- Storage space in eaves & under stairs cupboard
- Conservatory with radiators providing all year round use
- Detached garage with power & light and loft area for further storage
- Solar panels which reduce electricity bills and provide a feedback tariff
- Gas central heating & double glazing

This immaculate home is set at the beginning of a cul de sac 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 160 metres is the Harbourside Park at Whitecliff and from here there is a waterside walk through Poole Park 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.

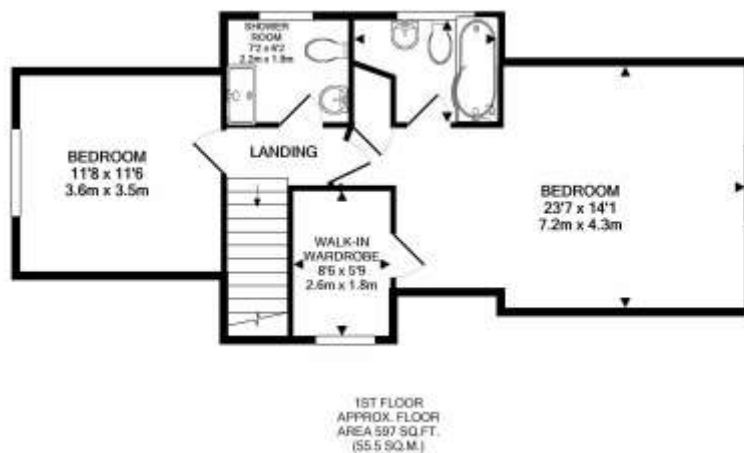
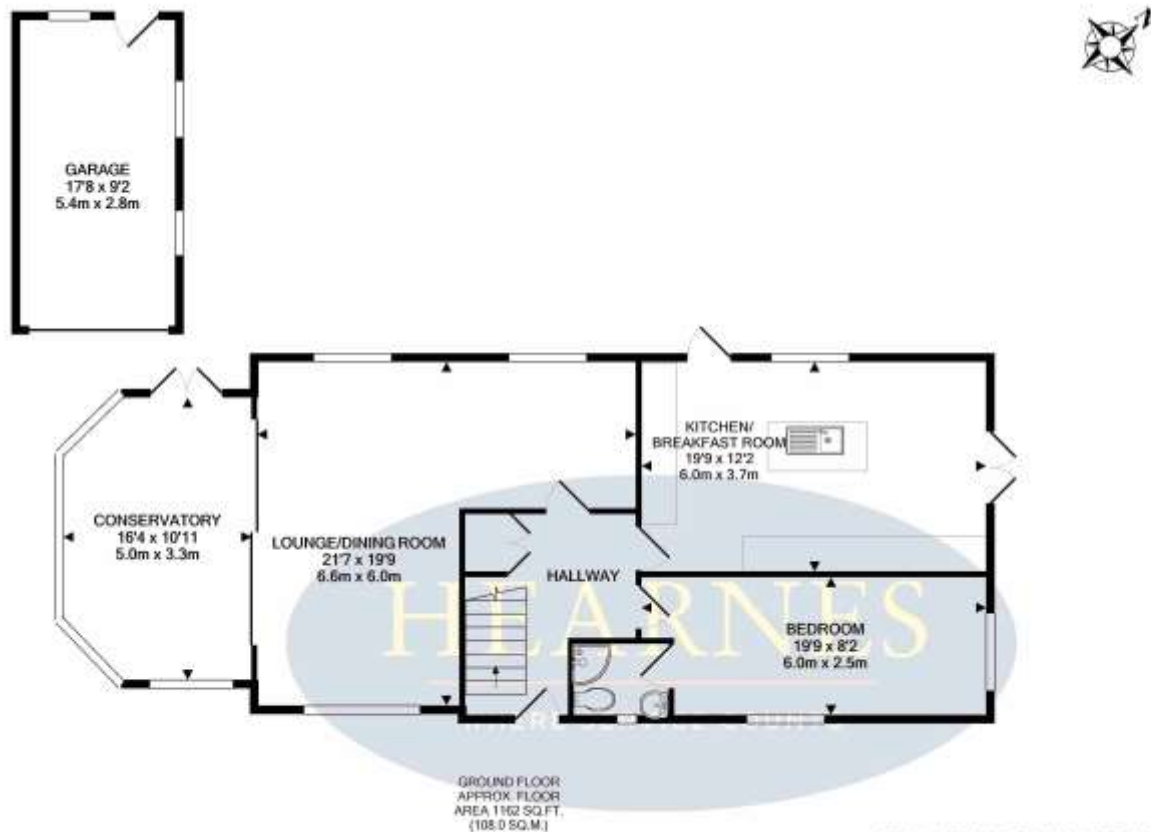
COUNCIL TAX BAND: F

EPC RATE: C

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







TOTAL APPROX. FLOOR AREA 1760 SQ.FT. (163.5 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.

Made with Metropix 60019



Private open space for use of residents only



Private land for use of residents only

Baiter Park



Whitecliff Harbourside Park



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