



- Prestigious Sandbanks Peninsula location
- 4 bedrooms, 3 bathrooms (2 en-suite)
- Stylish & contemporary throughout
- Luxurious kitchen & bathrooms
- Integral garage plus ample off road parking

PRICE GUIDE
£1,100,000

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11 SALTER ROAD
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11 Salter Road, Sandbanks, Poole, Dorset BH13 7RQ

Lloyds Property Group are delighted to offer for sale this spacious recently built four bedroom family home situated on the exclusive Sandbanks Peninsula with the award winning safe and sandy beaches literally a few moments walk away. Also close by are the glistening shores of Poole Harbour, popular for watersport activities with a number of yacht clubs, marinas and places to eat and drink.

Canford Cliffs and Lilliput, excellent for local amenities including convenience stores, restaurants, wine bars, artisan bakeries and coffee shops, are both nearby. More comprehensive shopping and entertainment facilities can be found at the nearby towns of Poole and Bournemouth, approximately three and five miles away respectively.

Features of the Property

Under floor heating • Powder coated aluminium windows and doors • Utility Room • Contemporary wood and glass staircase
 Feature LED lighting in hallways and bathrooms • Large open plan kitchen/living/dining area with inset remote controlled gas fire
 Master bedroom with balcony overlooking garden • Stylish fitted wardrobes in bedrooms 1, 2 and 3
 Audio door entry system • Intruder alarm



Measurements

Ground Floor

Kitchen/Lounge/ Dining Area	6.36 x 5.76m	20'10 x 18'10
Utility Room	2.28 x 2.28m	7'5 x 7'5
Garage	5.48 x 4.00m	18'0 x 13'1

First Floor

Bedroom 1	4.68 x 3.58m	15'5 x 11'9
En-suite	2.67 x 1.55m	8'9 x 5'1
Bedroom 2	3.75 x 3.17m	12'4 x 10'5
En-suite	1.91 x 1.75m	6'3 x 5'9
Bedroom 3	4.25 x 3.11m	13'11 x 10'2
Bedroom 4/Study	3.46 x 2.64m	11'5 x 8'8
Bathroom	2.45 x 1.92m	8'1 x 6'4



Viewing Strictly by appointment through Lloyds.

VIEWING 7 DAYS A WEEK Ref: 3109

These particulars are prepared with all due care but their accuracy cannot be guaranteed nor should details contained herein form part of any contract. We would advise that you independently verify these details before signing any contact.

Lloyds Property Group

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