

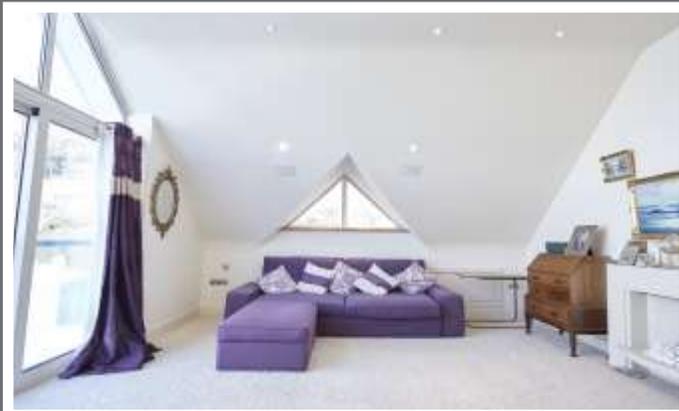


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'BIJOU' 1A PARTRIDGE WALK

Lilliput • Poole • Dorset

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**'Bijou', 1A Partridge Walk
Lilliput, Poole, Dorset BH14 8HL**

Price Guide £775,000

Lloyds Property Group are proud to offer 'Bijou', a luxury four-bedroom detached house with views of Poole Harbour and beyond.

Accommodation

4 bedrooms (all en-suite) • Garden Room • Separate Study
Utility Room • Detached Garage • Gas underfloor heating
Lilliput and Baden Powell's schools catchment areas • Quiet cul-de-sac



Welcome to 'Bijou', 1A Partridge Walk ...

The property offers approximately 2,300 sq ft of contemporary accommodation arranged over two floors, boasting views of Poole Harbour and beyond from the main kitchen/living area and front balcony.

The property has been finished to an extremely high standard with quality fixtures and fittings with flexible open plan accommodation ideal for families or someone looking to downsize.

Being situated in a quiet and sought-after location in Lilliput, 1A Partridge Walk is close to local shops, marinas and award winning beaches.

The outside of the property offers a front, south facing garden accessed from the main bedroom, perfect for sun lovers. To the rear there is a Mediterranean themed walled garden ideal for sheltered al fresco dining with the added benefit of a garden room that has water, power and double-glazed sliding doors.

To the rear there is a block paved driveway and garage with electric up and over door which can be accessed via Partridge Walk.

This individual property must be viewed to be fully appreciated



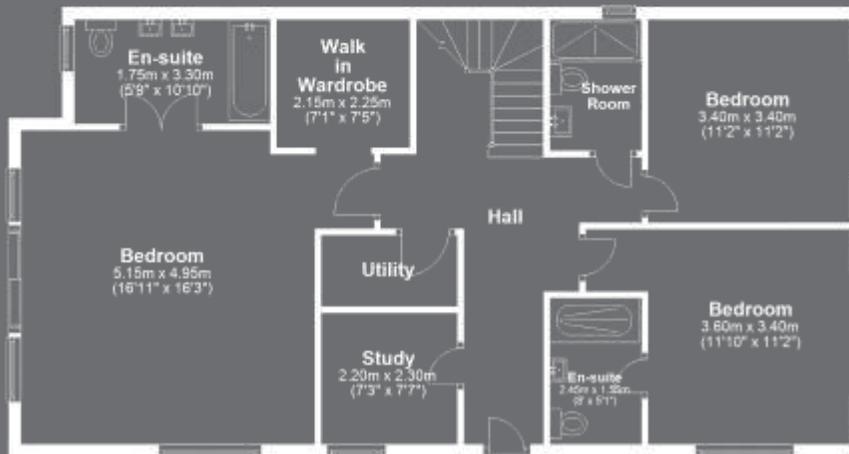
First Floor

Approx. 85.6 sq. metres (924.1 sq. feet)



Ground Floor

Approx. 99.2 sq. metres (1067.8 sq. feet)



Total area: approx. 211.5 sq. metres (2276.8 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanIt.

Outbuilding

Approx. 13.2 sq. metres (142.5 sq. feet)



Garage

Approx. 13.2 sq. metres (142.5 sq. feet)



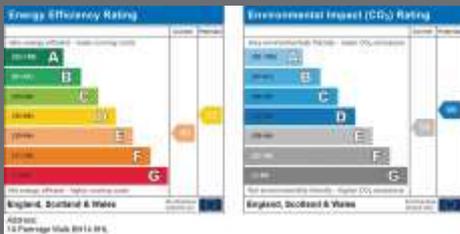
Viewing: Strictly by prior appointment through sole selling agents Lloyds
VIEWING 7 DAYS A WEEK. Ref: 3170



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