

Lytchett Matravers, Dorset, BH16 6HH



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## FREEHOLD PRICE: £580,000

A generous sized detached chalet bungalow offering four bedrooms, large sitting room and conservatory as well as a good size kitchen/breakfast room and two shower rooms. The property is situated with ample off road parking and sizeable garden. Vacant and sold with no forward chain.

- Accommodation approximately 1,608 sq ft and 1,926 sq ft with garage
- Large entrance hallway with storage and cloaks cupboard
- Spacious sitting room with fireplace and fitted coal effect gas fire enjoying a dual aspect
- Good size kitchen/breakfast room with range of base and eye level units and pan drawers with complementary worktops, inset hob and electric oven, space for appliances and table and chairs, tiled flooring, door to porch (used for storage) and further patio doors to conservatory
- Conservatory with UPVC windows and French doors to garden
- Two double ground floor bedrooms, one with built in wardrobes
- Ground floor wet room with walk in shower, bidet, wash hand basin with storage cupboards and WC with fully tiled walls
- Spacious first floor landing/study area
- Two further double bedrooms both with built in wardrobes and additional eaves storage
- Shower room with shower cubicle needing attention (shower not working), vanity unit with wash hand basin, WC and heated ladder style towel rail
- Double glazing and gas heating
- Outside: Brick paviour driveway giving off road parking leading to garage (26'8" x 11'3") with electric door. The garden surrounded three sides with lawn areas and high hedging offering a high degree of privacy with further patio areas and shrub borders

The village of Lytchett Matravers is situated at the gateway to the Purbeck Hills and the Dorset Heathlands, overlooking the waters of Poole Harbour. It is almost equidistant from Wareham, Wimborne and Poole and has a range of shops, two public houses as well as a doctors surgery and library and provides sought after schools for all ages.

COUNCIL TAX BAND: E      EPC RATING: D

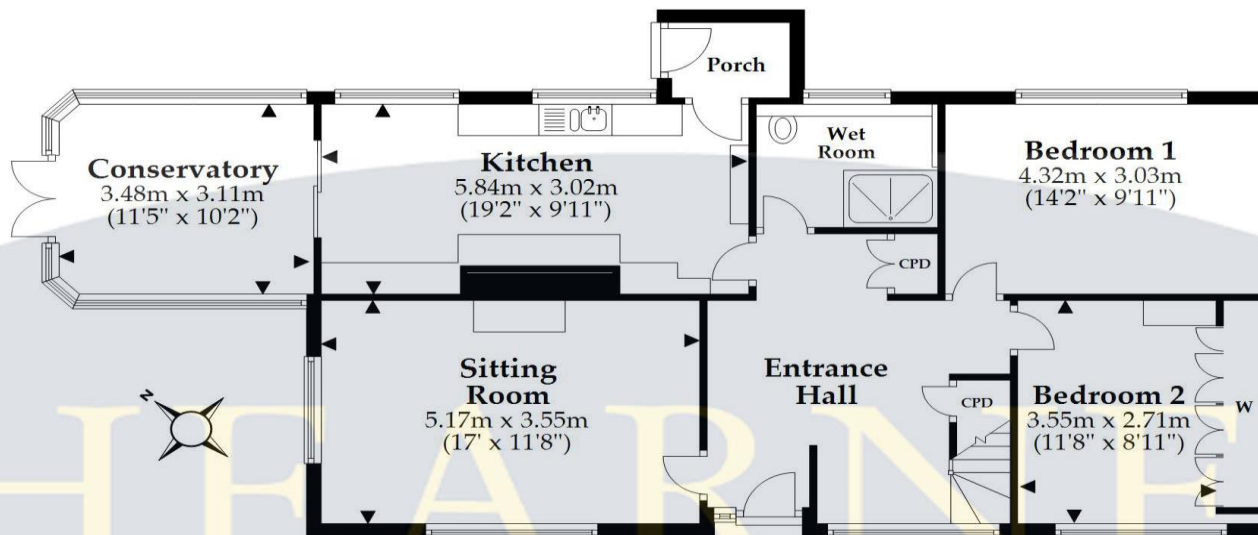
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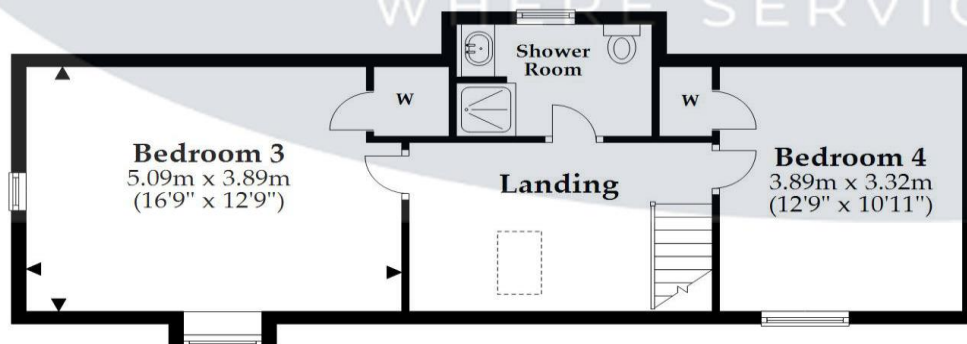
## Ground Floor

Approx. 97.7 sq. metres (1051.7 sq. feet)



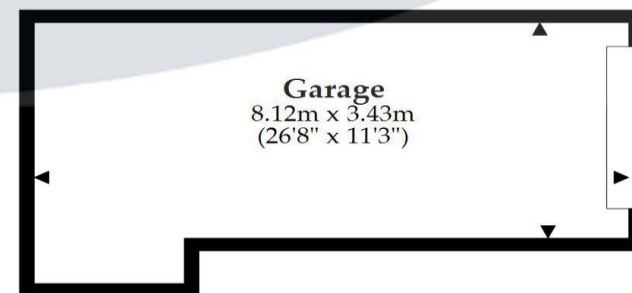
## First Floor

Approx. 51.8 sq. metres (557.8 sq. feet)



## Garage

Approx. 29.5 sq. metres (317.1 sq. feet)



Total area: approx. 179.0 sq. metres (1926.5 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood







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