



**Lytchett Matravers
Poole, Dorset, BH16 6HB**

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FREEHOLD PRICE: £524,000

A well presented and spacious detached family home offering three double bedrooms as well as a large sitting room and superb kitchen/dining room overlooking the rear garden. The property is situated on a good size plot with ample off road parking and garage in a quiet cul de sac location.

- Spacious entrance hallway with under stairs storage cupboard and space for coats
- Cloakroom with wash hand basin set in vanity unit and WC
- Large sitting room with feature fireplace and inset wood burner, door through to dining room
- Generous size kitchen/dining room with range of base and eye level units with pan drawers, solid Beech worktops, inset five ring gas hob with extractor fan over, single fan oven and microwave/combination oven, space for table and chairs, rear aspect window and patio door to patio and garden
- Outer lobby area with worktop and space for tumble dryer, storage cupboard and shelving, door to garden
- Three double bedrooms. Main bedroom with built in wardrobes and view over garden and open fields beyond
- Bedroom two with built in wardrobes
- Family bathroom with three piece suite, enclosed shaped bath with shower screen and fitted shower, vanity unit with wash hand basin, WC, ladder style heated towel rail and fully tiled walls
- Double glazing and gas heating
- Feature tiled flooring in hallway/cloakroom and kitchen/dining room
- Outside: Tarmac driveway gives ample off road parking leading to garage with electric roller door. The front garden has small lawn area with delightful Magnolia tree. The rear garden is a real feature of the property has sandstone patio on two levels ideal for al fresco dining. The garden is then laid to an expansive lawn area with flower and shrub borders at the rear. There are numerous trees including Ash, Hazel and Oak with views to the rear overlooking open fields

Lytchett Matravers is a particularly sought after village being approximately 5 miles distance from the market towns of Wareham and Wimborne and 6 miles from Poole. The village has good local retail services and well established and successful school catchment areas whilst being surrounded by Dorset Green Belt countryside.

COUNCIL TAX BAND: D EPC RATING: D

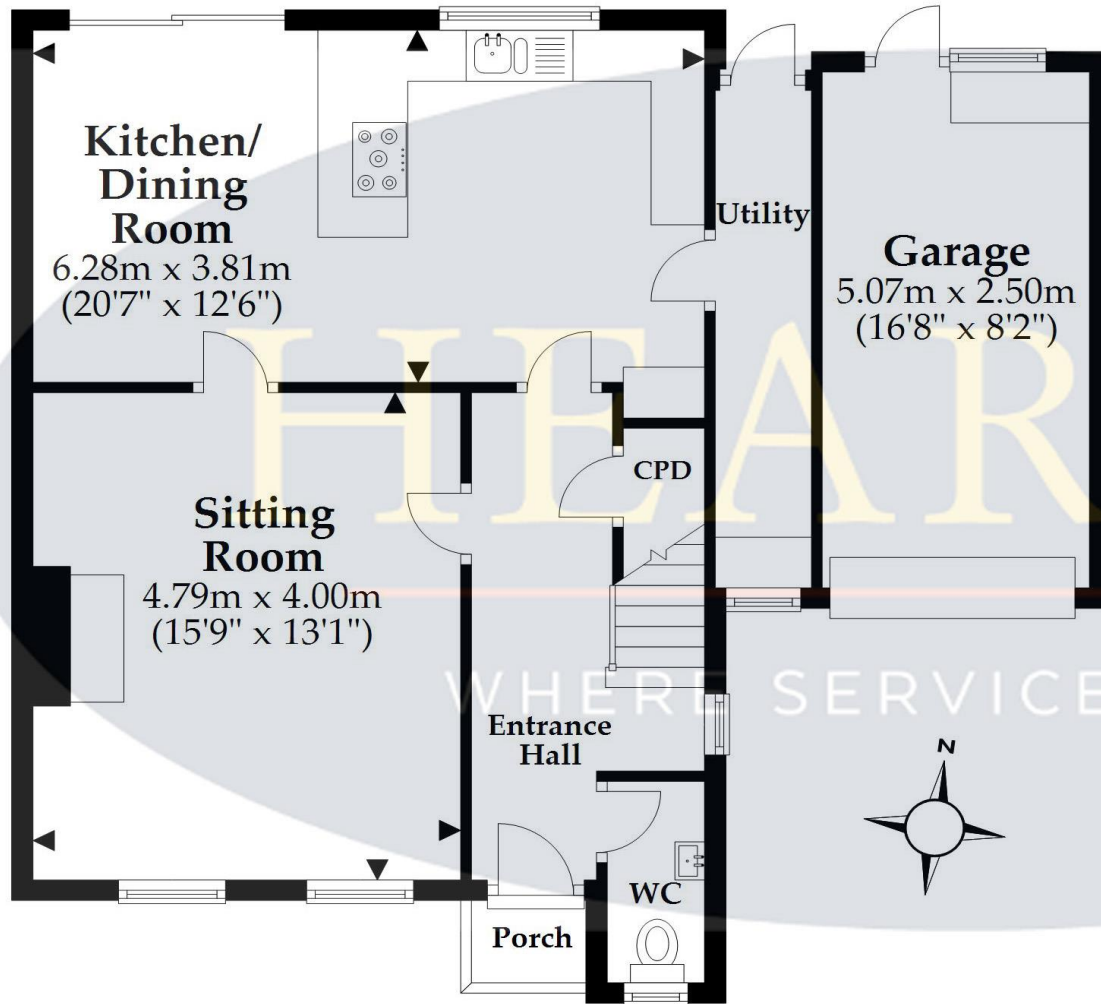
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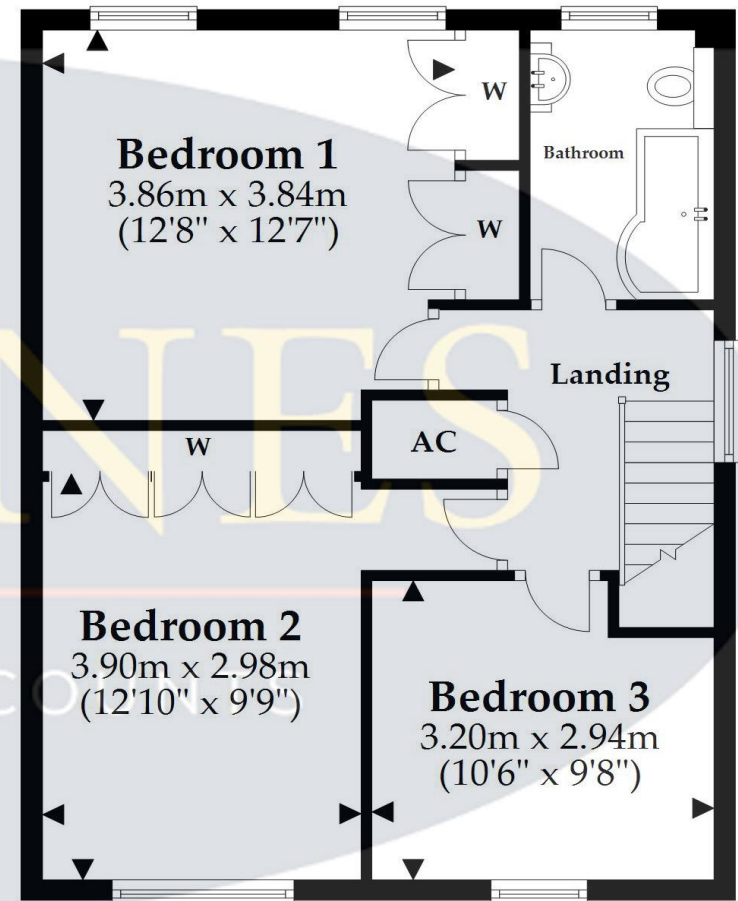
Ground Floor

Approx. 71.5 sq. metres (769.2 sq. feet)



First Floor

Approx. 52.5 sq. metres (564.6 sq. feet)



Total area: approx. 123.9 sq. metres (1333.8 sq. feet)

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





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