



Fyfield

Burbidge Close, Lytchett Matravers, Poole, BH16 6EG



EST. 1977

KEY DRUMMOND

ESTATE AGENTS



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**** VIEW OUR VIDEO TOUR - FANTASTIC FAMILY HOME **** A splendid detached family residence in a prime Lytchett Matravers location. This exceptional home presents luminous and spacious living spaces, comprising an entrance hallway, contemporary kitchen, generous living room, dining room, and a convenient downstairs shower room. Upstairs, you will find four well-proportioned bedrooms, picturesque countryside views visible from the first and second bedrooms, and a delightful family bathroom. The exterior boasts an expansive wrap-around garden with sufficient room for a camper van or caravan, ample off-road parking, a substantial garage, and a workshop. Additional advantages encompass central heating, double glazing, and the peacefulness of a secluded cul-de-sac setting. Viewing is highly recommended.



Guide Price: £575,000, Tenure: Freehold



Entrance Hallway:

Kitchen: 4.75 x 3.47 (15'7" x 11'4")

Lounge: 6.29 x 4.13 (20'7" x 13'6")

Dining Room: 4.75 x 2.62 (15'7" x 8'7")

Shower Room:

Master Bedroom: 4.75 x 3.56 (15'7" x 11'8")

Bedroom Two: 4.90 x 3.14 (16'0" x 10'3")

Bedroom Three: 4.13 x 3.56 (13'6" x 11'8")

Bedroom Four: 4.75 x 2.55 (15'7" x 8'4")

Bathroom:

Off Road Parking:

Garage: 5.95 x 3.11 (19'6" x 10'2")

Outbuilding/Workshop: 5.95 x 1.53 (19'6" x 5'0")

Rear Garden:







Tenure

Tenure: Freehold

Postcode: BH16 6EG

EPC: D

Council Tax: D

School Catchment Area: Please contact BCP for current admission information

Key Drummond Properties:

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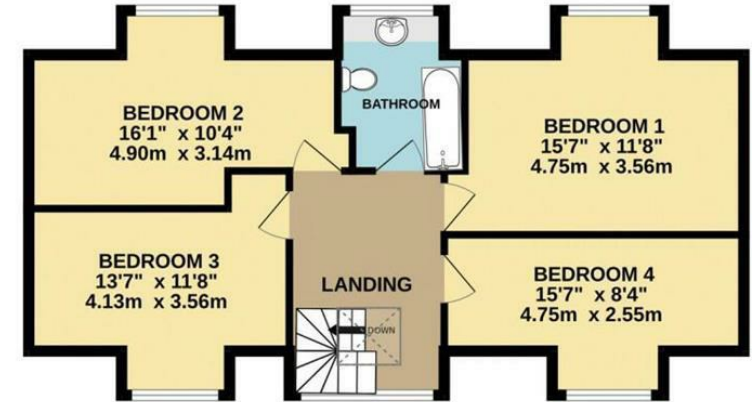
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GROUND FLOOR
1148 sq.ft. (106.7 sq.m.) approx.



1ST FLOOR
657 sq.ft. (61.1 sq.m.) approx.



4 BED DETACHED

TOTAL FLOOR AREA : 1806 sq.ft. (167.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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