



13 Paddock Close, Lytchett Matravers, Poole, Dorset, BH16 6AZ

Asking Price **£416,500**

- Three Bedrooms
- Garage
- Driveway
- Modern Kitchen & Bathroom
- Double Glazing
- Detached Bungalow
- Extended
- Lovely Rear Garden
- Gas Central Heating
- Vendor Suited!

13 Paddock Close, Poole BH16 6AZ

VENDOR SUITED. We are delighted to be appointed sole agents in the sale of this well presented & extended detached bungalow situated in a quiet cul-de-sac in the ever popular village of Lytchett Matravers, approx. five miles west of Poole.



Council Tax Band: D



PADDOCK CLOSE

The spacious accommodation briefly comprises; three bedrooms, lounge/dining room created as a result of an extension, modern kitchen and immaculate bathroom with bath and shower. Further benefits include gas central heating, double glazing, garage, driveway, well kept front and stunning private rear garden to name only a few. The property is situated in the heart of village close to local amenities, bus routes, doctors surgery, pharmacy, Tesco express and is within catchment for Lytchett schools.

In our opinion, this property is sure to attract high volumes of interest and internal viewings come highly recommended to avoid disappointment.

LOUNGE/DINING ROOM

20'9" x 14'7" MAX

KITCHEN

14'0" x 7'11"

BEDROOM ONE

12'9" x 11'5"

BEDROOM TWO

11'5" x 9'9"

BEDROOM THREE

8'6" x 7'7"

BATHROOM

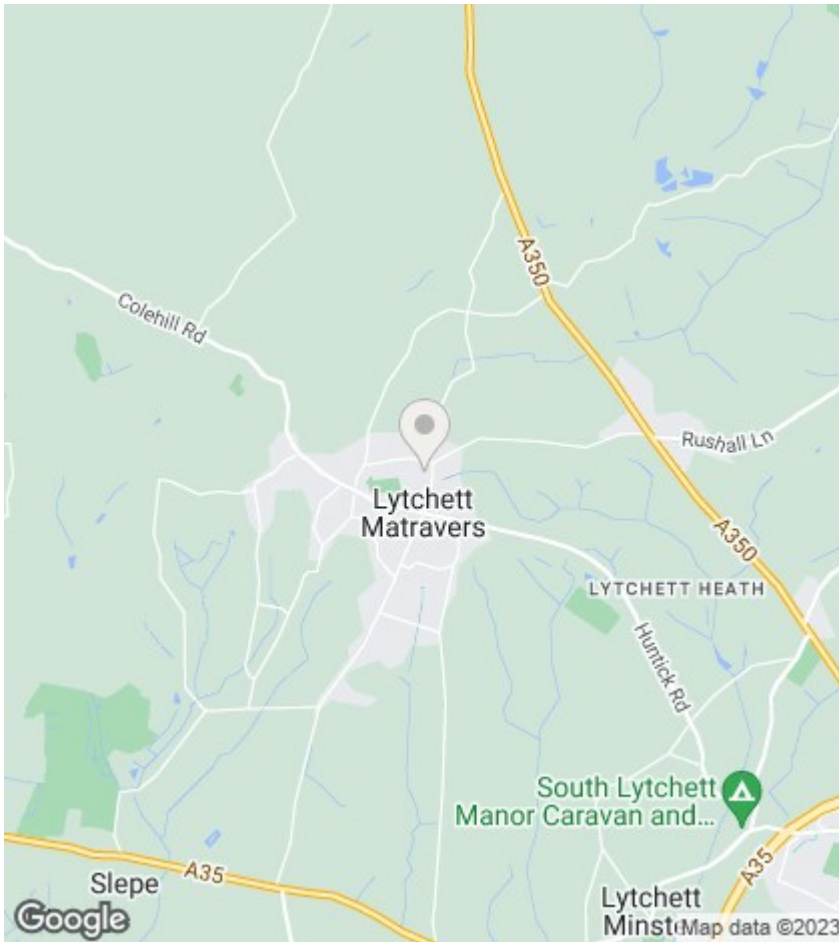
9'2" x 7'10"

SINGLE GARAGE

15'9" x 8'2"







Directions

Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 