



Vineyard Close, Lytchett Matravers, Poole, Dorset, BH16 6DD

Asking Price **£469,950**

- Four Bedrooms
- Cul-De-Sac Position
- Garage & Driveway
- Lovely Rear Garden
- Central Village Location
- Detached Family Home
- Close To Amenities & Buses
- Gas Central Heating
- Lytchett School Catchment
- Must Be Seen!

10 Vineyard Close, Poole BH16 6DD

We are delighted to offer for sale this much loved family home set within a cul-de-sac in the heart of Lytchett Matravers with a south facing garden and garage and driveway.



Council Tax Band: D



Vineyard Close

This detached chalet style property has spacious and well presented accommodation throughout comprising; four double bedrooms, lounge, kitchen/family room (both with doors onto the rear garden), family bathroom and convenient downstairs shower room.

The property further benefits from gas central heating, garage and driveway for multiple cars, wood burner in the lounge, stunning south facing rear garden with large storage shed, raised decking area for entertaining/alfresco dining and a particularly impressive main bedroom to name only a few.

Situated close to local amenities, doctors surgery, pharmacy and bus routes in the centre of the village, this property also falls directly into catchment for favoured local schooling, which is likely to draw high volumes of interest.

With the vendor not necessarily needing to tie in a forward purchase, we would recommend internal viewings at your earliest convenience to avoid disappointment.



Directions

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

