



4 Ashbrook Walk, Lytchett Minster, Poole, BH16 6HY

Asking Price £489,950

- Three Good Sized Bedrooms
- Garage & Car-Port
- Close to Favoured Schooling
- Two Reception Rooms
- Two Bath/Shower Rooms
- Semi-Detached House
- Village Location
- Attractive Development
- Lovely Rear Garden
- Internal Viewing Encouraged!

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A most attractive & spacious home situated within a modern village development. Further benefitting from a carport, garage and meticulously maintained 'cottage garden'.



Council Tax Band: D



Ashbrook Walk

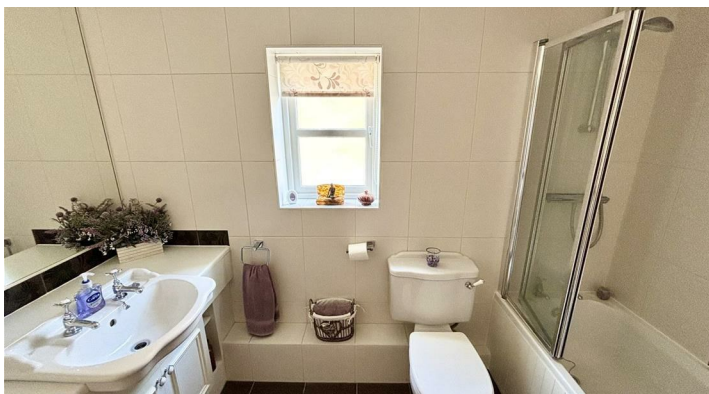
Upon entry, it's evident the quality of the accommodation has only been enhanced by the inclusion of the modern yet characterful features throughout. Briefly, the home comprises three good sized bedrooms, light & airy living room with feature fireplace (requires re-instating), kitchen with integrated appliances, dining room, downstairs toilet, en-suite shower room and family bathroom.

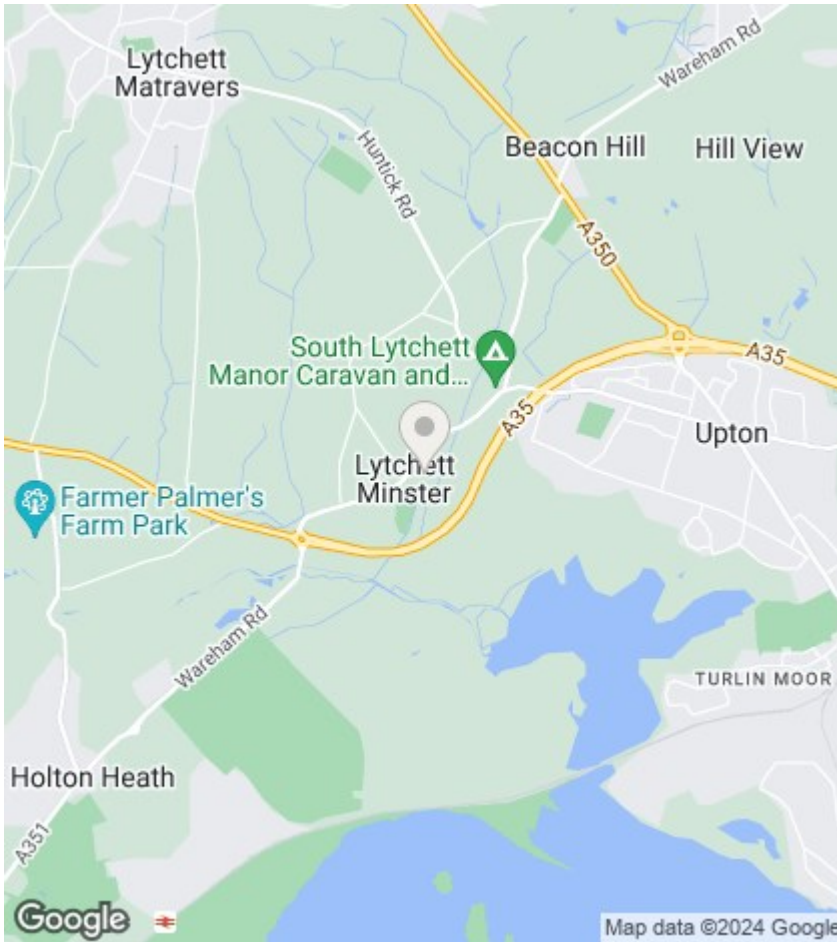
Further benefits include a very well maintained garden, car-port, garage with light & power, storage cupboard on the ground floor, gas central heating and double glazing.

The property finds itself tucked away in a quiet village development. Favoured local schooling is a only short walk away and the proximity to the A35 makes both Poole & Wareham town centres easy to access.

In our opinion, this property simply has to be viewed in order to appreciate its many benefits. To arrange, or for more information, please call our Upton branch at your earliest convenience!







Directions

Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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