



Wareham Road, Lytchett Matravers, BH16 6DY

Asking Price £450,000

- Five Bedrooms
- Annex Potential
- Owned Solar Panels
- Lovely Kitchen/Dining Room
- Lounge With Wood Burner
- Three Bathrooms (Two En-Suite)
- Substantially Extended
- Character Features
- Private Rear Garden
- Incredible Opportunity!

Wareham Road, Poole BH16 6DY

An incredible opportunity to acquire this substantially extended, well presented and characterful semi detached family home in the heart of Lytchett Matravers.



Council Tax Band: C



Wareham Road

We are proud to offer for sale this enormously versatile and spacious family home set within a popular village location, yet only a few miles west of Poole.

Originally build in the early 1900's, this characterful property has been extended quite dramatically (to the side and rear) by the current owners to create a residence suitable for a vast array of potential buyers.

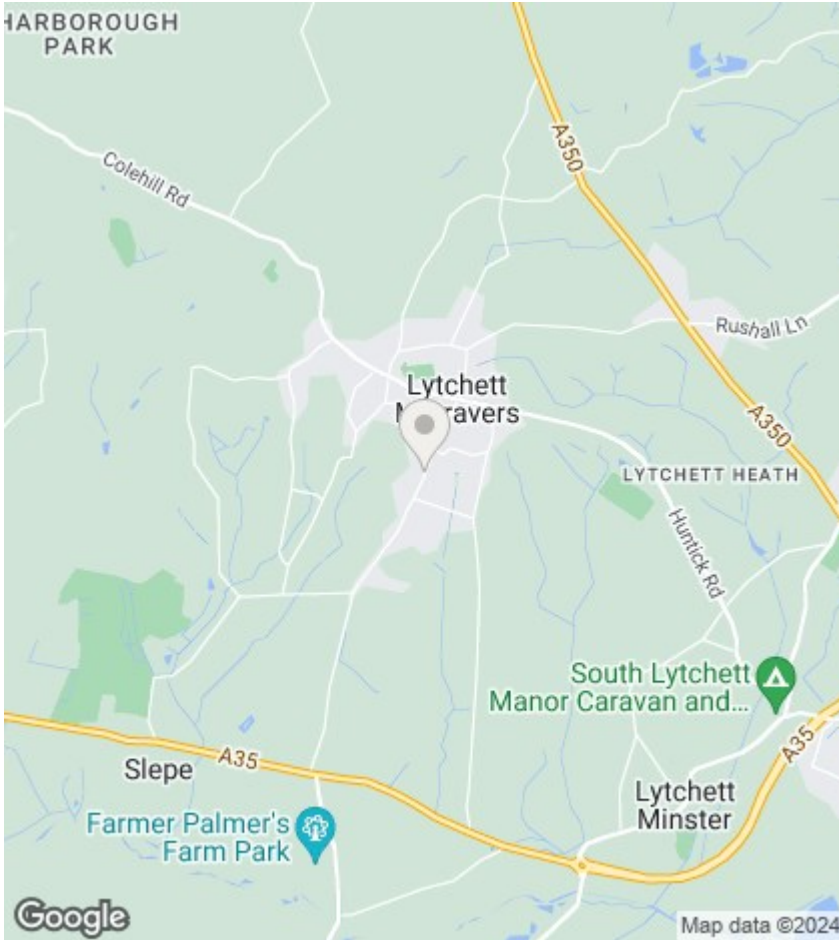
The enviable and well presented accommodation briefly comprises; five bedrooms (one on the ground floor with en-suite wet room), further en-suite to bedroom one, family bathroom, lounge with wood burner, open kitchen/dining/family room with direct access to the garden and an additional reception room at the front of the property ideal for home office/work space.

Carefully considered when designing the extensions, there is fantastic potential on the ground floor to create an annex style living arrangement should you be searching for a property to suite a dependent relative.

Further benefits include; ownership of solar panels providing an annual income and reduced electricity bills, EV charging point, electric underfloor heating throughout the ground floor, double glazing and many character features still remain to combine traditional style with modern conveniences.

The outside of the property has outstanding appeal with parking on the driveway for several cars and a lovely rear garden being mainly laid to lawn with designated play area. The garden is very private with a variety of surrounding shrubs and trees creating a peaceful environment to enjoy throughout the year. There is also a large timber building separated into three areas; shed, workshop and summer house/kids play area.

Internal viewings come highly recommended to appreciate everything this property has to offer. We look forward to hearing from you to arrange an appointment or if you had any questions prior to booking a visit.



Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

Viewings

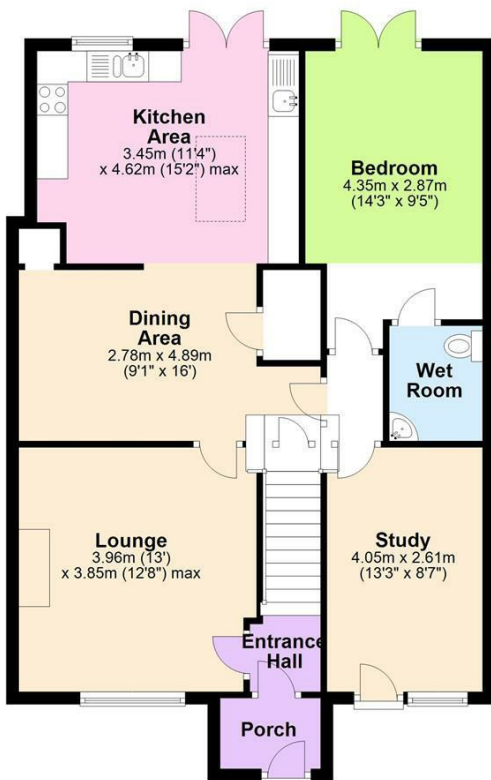
Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

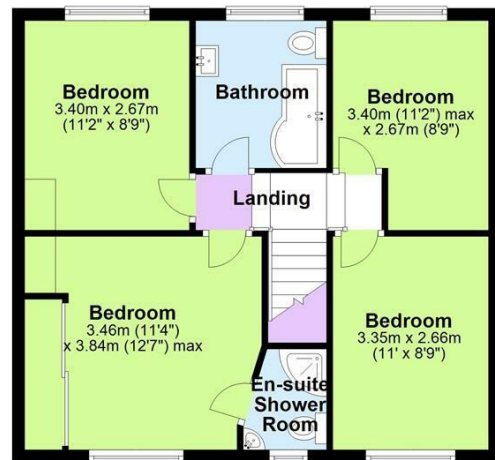
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor



First Floor



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006) Plan produced using PlanUp.