



Brambles, Deans Drove, Lytchett Matravers, Poole, BH16 6EQ

Asking Price £699,950

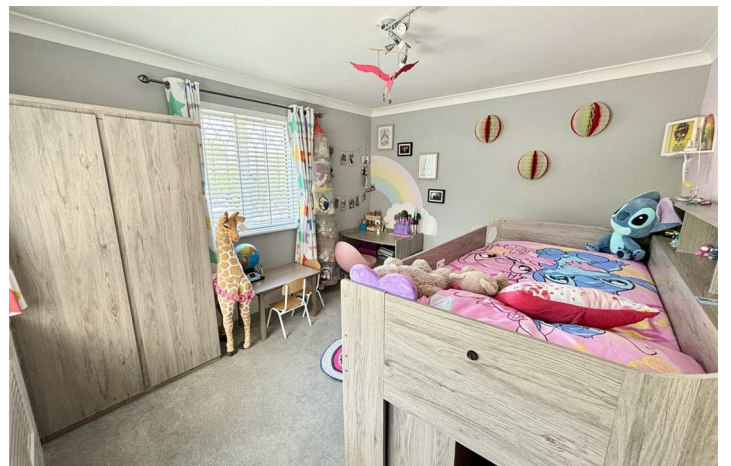
- Detached Family Home
- Beautiful Open Plan Living Area
- Flexible Accommodation
- Block Paved Driveway
- Very Well Presented
- Four Double Bedrooms
- Recently Laid Composite Decking
- Double Garage with Electric Door
- Sought After Location
- Must be Viewed!

Deans Drove, Poole BH16 6EQ

A beautifully presented, detached home offering social open plan living, good sized bedrooms, double garage and a garden ideal for the family! Positioned in a very sought after village location.



Council Tax Band: E



Brambles

This property really is the definition of deceptively spacious! The flexible accommodation is arranged over two floors and ultimately means that the home could suit a range of potential buyers.

Upon entry you are greeted by a large entrance hallway. The main attraction of this property is the expansive open plan living space - there is a well appointed kitchen with integrated appliances, adjoining dining area and 'sunken' lounge space with feature media wall. Two sets of bi-folding doors lead straight out onto the raised decking. The rest of the ground floor comprises three double bedrooms, a utility room and a family bathroom. On the first floor, there is a large principle bedroom with a dressing area and modern en-suite bathroom.

The garden has been vastly improved with the addition of a raised composite decking area - this provides a great entertaining space, ideal for al-fresco dining! There is also a good sized lawned area which is enclosed by a variety of mature shrubs and bushes.

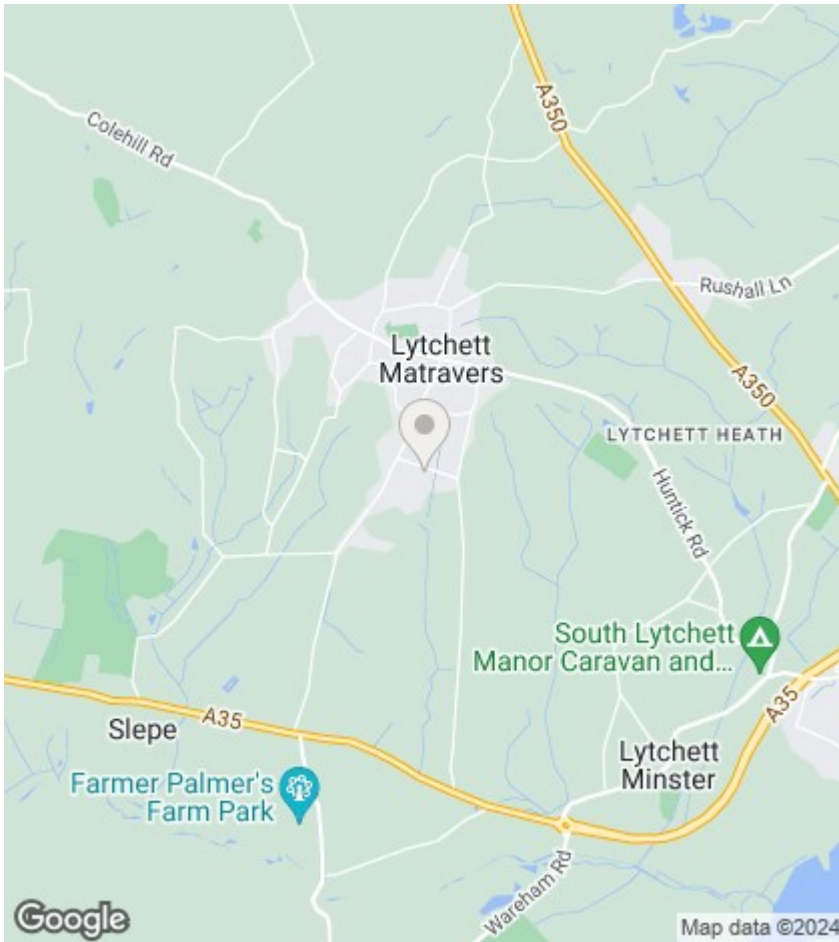
Parking for numerous vehicles is provided by a driveway to the front of the property which then extends down the side of the property to the double garage. This is accessed via an electric up-and-over door and has light and power.

'Deans Drove' is a most sought after road within the ever popular village of Lytchett Matravers. Favoured local schooling is only a short walk away and the village's amenities are also very easily reached by foot or car. Convenient proximity to the A35 also means that both Poole & Wareham town centres are very accessible.

We do encourage internal viewing at your earliest convenience in order to gain an appreciation for, not only the quality, but the versatility of the accommodation on offer here. To arrange a viewing, or for more information, please call our Upton Branch.







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

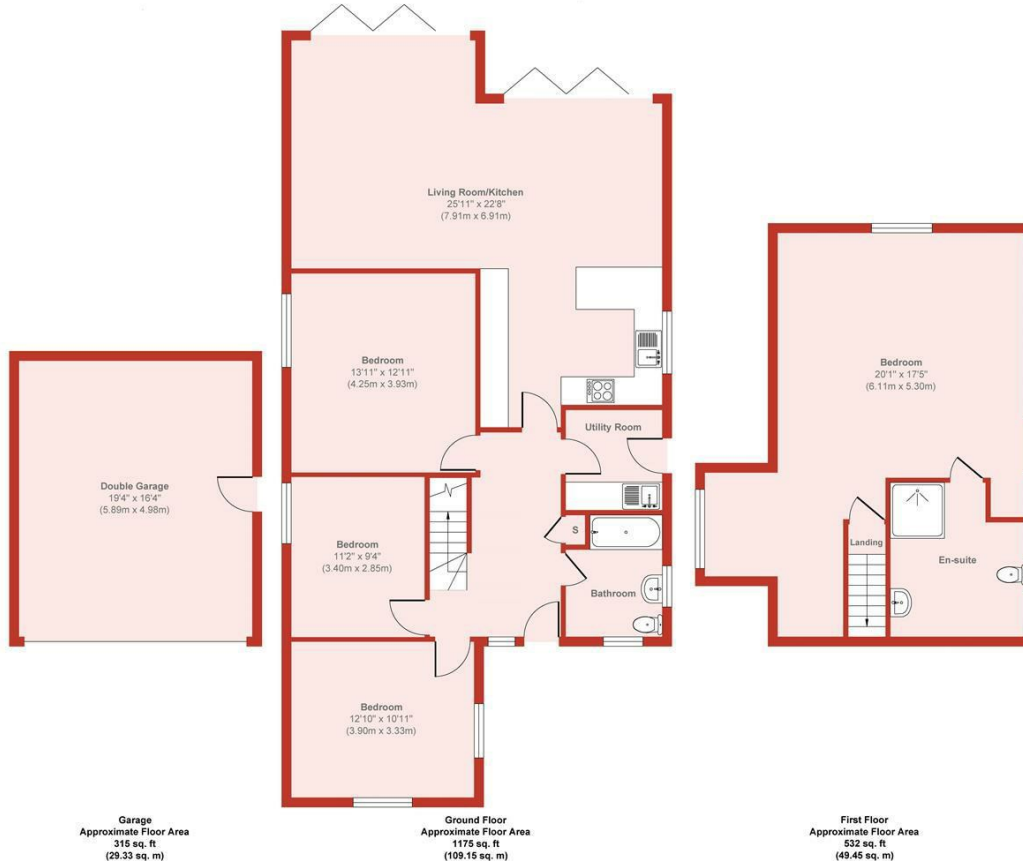
Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	80
(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	

Deans Drove, Lytchett



Approx. Gross Internal Floor Area 2022 sq. ft / 187.93 sq. m (Including Garage)

Produced by Elements Property