



Scutts Close, Lytchett Matravers, BH16 6HB

Asking Price £565,000

- Four Bedrooms
- Incredible Garden
- Driveway
- Separate Dining Room
- Rural Views Over Fields
- Detached Family home
- Garage
- Secluded position
- Fantastic Potential
- No Forward Chain

Scutts Close, Lytchett Matravers

NO FORWARD CHAIN. We are absolutely delighted to offer for sale this fantastic, four bedroom detached family home on the outskirts of Lytchett Matravers with exceptional garden and outside space.



Council Tax Band: D



Scutts Close

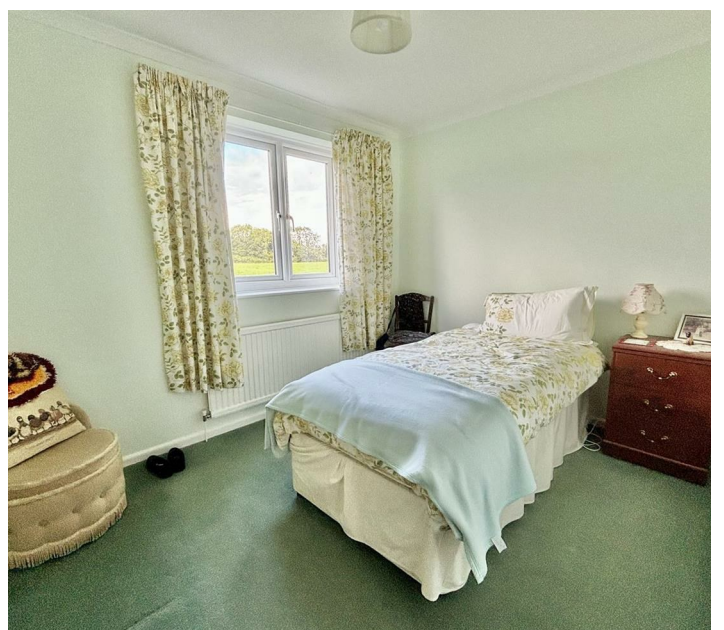
Tucked away at the end of a quiet cul-de-sac and whilst in need of a certain degree of updating, this fantastic detached family home has immaculate and spacious accommodation briefly comprising; four bedrooms, lounge, separate dining/living room, kitchen, conservatory, family bathroom and downstairs toilet. There is plenty of potential to extend further (subject to planning) if desired making this an ideal opportunity for any family.

The property has a simply exceptional rear garden that is surrounded by rural fields providing privacy and picturesque views. With outside space in abundance, this is a really calm environment to enjoy throughout the year. The majority is laid to lawn and there is a charming woodland area that adds a unique feel and use to the outdoor space. There is also a lovely secluded area with a greenhouse, which would be ideal for growing vegetables.

The property further benefits from many additional features comprising; attached garage with driveway (that could easily be extended further) for a few cars, gas central heating, double glazing and the separate dining/living room looking directly out over the garden.

The property is situated towards the end of Scutts Close, backing onto Castle Farm Road in Lytchett Matravers; A well serviced village approximately five miles from Poole Town Centre. With fantastic schools and local amenities, the area is fast becoming one of the most desirable among those looking to establish a home in the Dorset area.

Offered for sale with 'no forward chain', we are expecting high volumes of interest and viewings come highly recommended to avoid disappointment. To arrange, or for more information, please contact our Upton office.







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:

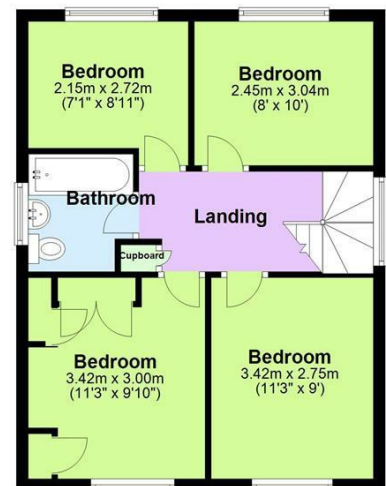
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		59	
(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.