

**2 Hann Gardens, Lytchett Matravers,  
Poole, BH16 6FD**

**£365,000  
Freehold**

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**REDUCED FOR EARLY SALE - IMMEDIATE POSSESSION AVAILABLE! MUST BE SEEN! A spacious four bedroom family home in a quiet cul-de-sac location in a pleasant country village. To the ground floor, there is an 18'7 x 12'1 lounge, a large kitchen/diner, utility room and separate WC. The first floor comprises four good-sized bedrooms, master with ensuite, a family bathroom and storage. Outside, there is a garage with power and lighting, off-street parking and a low-maintenance west-facing rear garden. TRY AN OFFER.....**



**ENTRANCE** Part glazed UPVC front door, leading through into:

**HALLWAY** Single ceiling light point, coving, laminate flooring.

**DOWNSTAIRS WC** Two ceiling spot lamps, extractor fan, small double radiator, low level WC, suspended wash basin with tiled splash back, laminate flooring.

**HALLWAY** Wooden double doors from hallway leads through into;

**LOUNGE** 18' 7" x 12' 1" (5.66m x 3.68m) UPVC double glazed window to front, UPVC double glazed French windows to front, two ceiling light points, coving, feature electric fire place with wood hearth and mantel, TV point, double radiator, carpet as laid.

**KITCHEN/DINER** 18' 7" x 13' 2" (5.66m x 4.01m) Six inset ceiling spot lamps with separate ceiling light point, UPVC double glazed window to rear, UPVC French doors to rear, coving, range of wall and base units with roll top work surfaces, one and a half bowl stainless steel sink with drainer and mixer tap over, integrated fridge freezer, space and plumbing for dishwasher, four ring gas hob with double electric oven under and extractor fan over, double radiator, laminate flooring.

**UTILITY ROOM** UPVC double glazed door to side, two inset ceiling spot lamps, extractor fan, coving, wall mounted and base units with roll top work surface, pantry cupboard, space and plumbing for washer dryer, single radiator, laminate flooring.

**HALLWAY** Carpeted stairs lead from the hallway to;

**FIRST FLOOR LANDING** Two ceiling light points, Airing cupboard housing the gas fired central heating boiler and pressurised hot water system, storage cupboard, coving, UPVC double glazed window to side, hatch providing access to loft, double radiator, carpet as laid.

**BEDROOM ONE** 10' 6" x 10' 5" (3.2m x 3.18m) UPVC double glazed window to rear, single ceiling light point, coving, double radiator, carpet as laid, door through into;

**EN SUITE SHOWER ROOM** Obscure UPVC double glazed window to side, two inset halogen spot lamps, extractor fan, smooth ceiling, white shower suite comprising corner shower with glazed shower cubicle, low level WC pedestal wash basin, ladder style heated towel rail, part tiled walls, vinyl flooring.

**BEDROOM TWO** 11' 7" x 9' 1" (3.53m x 2.77m) UPVC double glazed bay window to front, single ceiling light point, coving, double radiator, carpet as laid.





**BEDROOM THREE** 10' 6" x 7' 11" (3.2m x 2.41m)  
UPVC double glazed window to rear, single ceiling light point, coving, double radiator, carpet as laid.

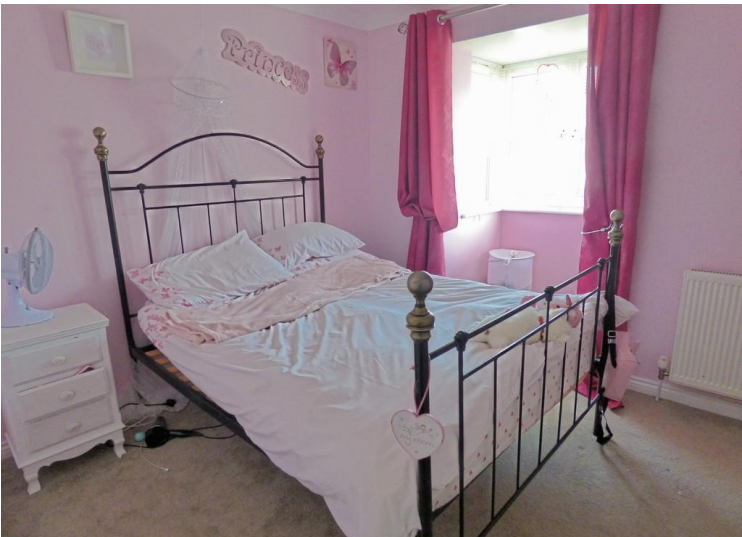
**BEDROOM FOUR** 9' 1" x 6' 10" (2.77m x 2.08m)  
UPVC double glazed window to front, single ceiling light point currently housing four halogen spot lamp light fitting, coving, double radiator, carpet as laid.

**OUTSIDE REAR** The rear garden is a part stoned paved patio, part low maintenance artificial grass with access through to the GARAGE and access through to the side of the property, raised flower beds and shrub border, approx. 25ft in length.

**COUNCIL TAX BAND 'E'** This information has been supplied by Purbeck District Council, and we would suggest you verify this information prior to purchase.

**Consumer Protection from Unfair Trading Regulations 2008.** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**Ref: 12917**



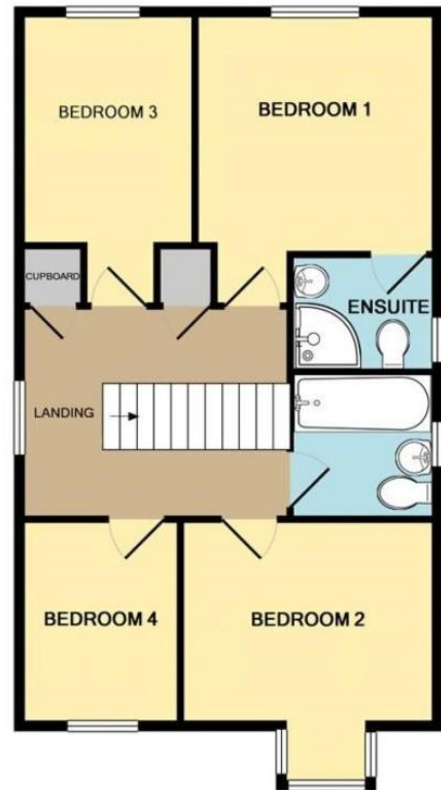
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	80
England & Wales		
EU Directive 2002/91/EC		

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	81	81
England & Wales		
EU Directive 2002/91/EC		





GROUND FLOOR



1ST FLOOR

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