



**Lytchett Matravers  
Dorset, BH16 6DE**

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## FREEHOLD PRICE GUIDE: £425,000 - £435,000

A spacious and modern detached bungalow offering two double bedrooms with stunning sitting/dining/kitchen room and luxury fitted bathroom and en suite shower. The property is situated in a quiet cul-de-sac location.

- Entrance storm porch leads to spacious hallway with storage cupboard
- Stunning kitchen/dining/kitchen room with feature corner wood burner, skylight and two sets of bifold doors leading onto garden. Superb kitchen with two tone units with complementary stone worktops. Built in appliances including oven and separate micro grill and warming tray, fridge freezer and dishwasher. Central island with further built in units, inset hob with pop up extractor fan (not currently working) and breakfast bar
- Two double bedroom, main bedroom with luxury en suite shower room with oversized shower cubicle, wash hand basin and WC with fully tiled walls, shaving point
- Second bedroom with bay window
- Modern bathroom with tiled enclosed bath, separate shower cubicle, wash hand basin and WC, ladder style heated towel rail, fully tiled walls and flooring
- Double glazing and gas heating with underfloor heating in living/dining/kitchen area
- Outside: a shingle and paved driveway gives off-road parking for numerous cars leading to detached garage with 'up and over' door and to the rear, plumbing and space for washing machine and pedestrian door to garden
- The rear garden has paved patio with raised composite decking and further shingle area with shrub, tree and hedging borders

The village of Lytchett Matravers is situated at the gateway to the Purbeck Hills and the Dorset Heathlands, overlooking the waters of Poole Harbour. It is almost equidistant from Wareham, Wimborne and Poole and has a range of shops, two public houses as well as a doctors surgery and library and provides sought after schools for all ages.

COUNCIL TAX BAND: D

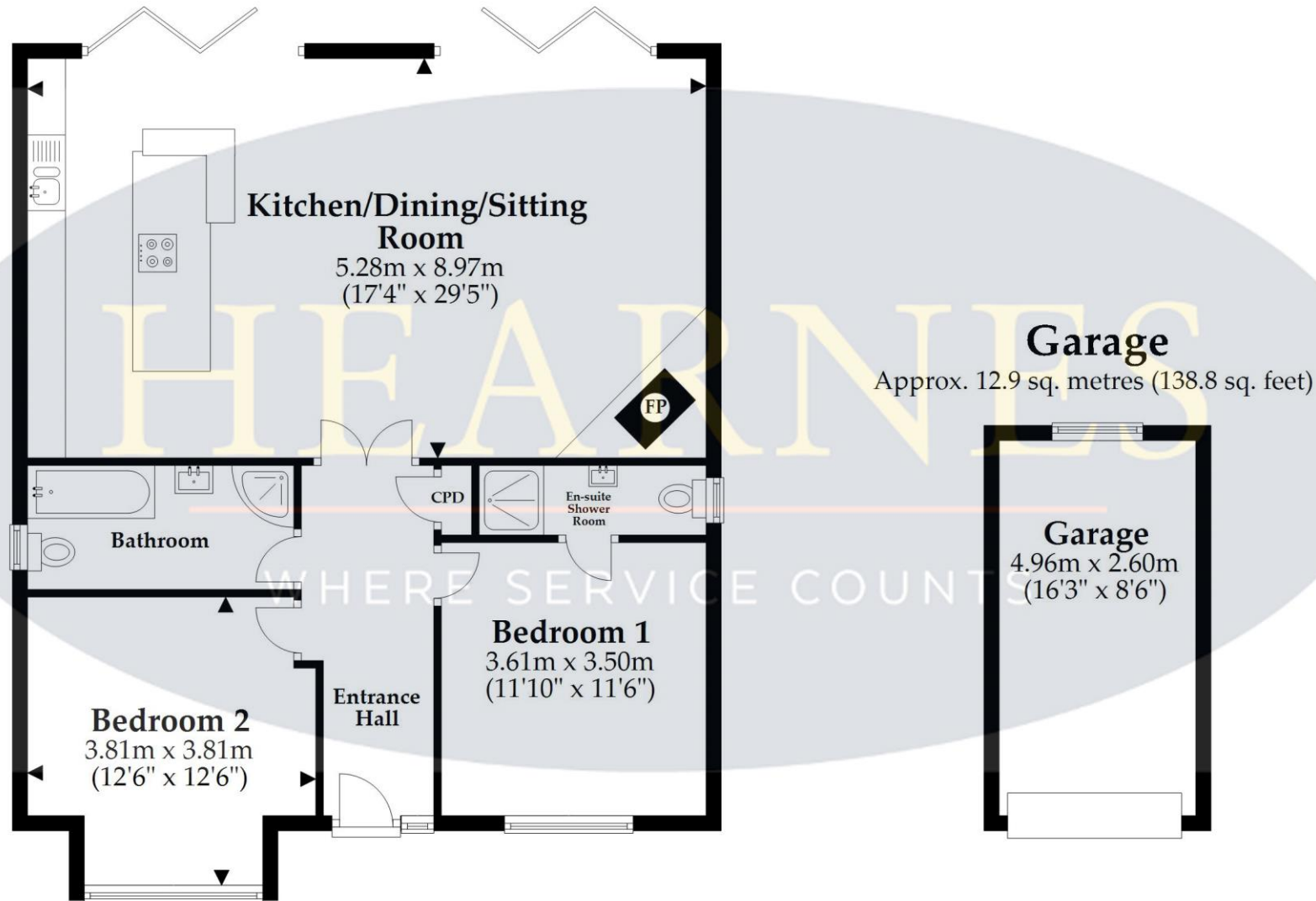
EPC RATING: C

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.



# Ground Floor

Approx. 92.0 sq. metres (989.9 sq. feet)



Total area: approx. 104.9 sq. metres (1128.7 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood



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