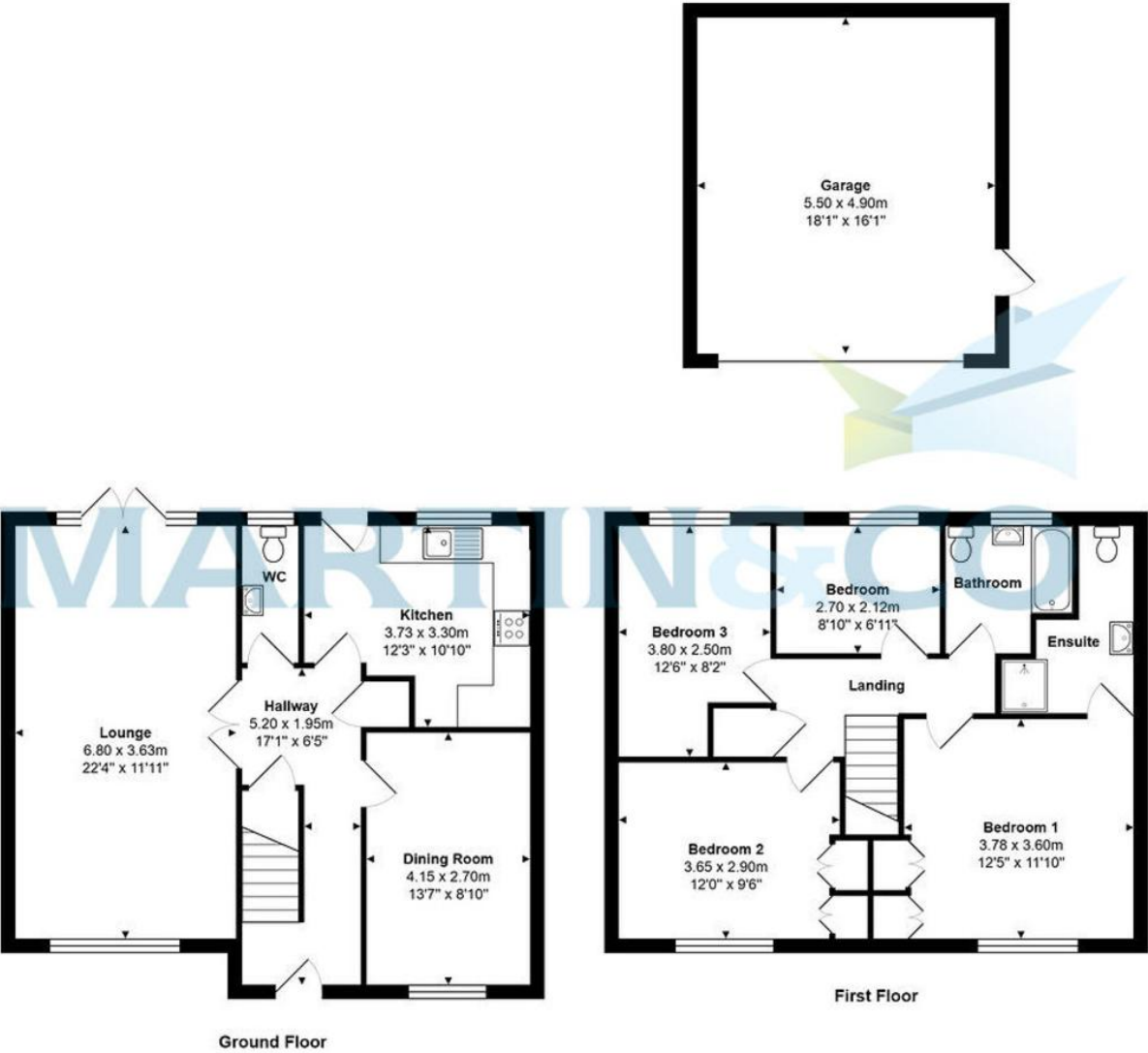


Property Location
Lytchett Matravers



Total Area: 119.8 m² ... 1290 ft² (excl. Garage)
All measurements are approximate and for display purposes only



Accuracy: 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 including but not limited to carpets, fixtures and fittings 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. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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.

Lytchett Matravers, Poole

Asking Price Of £550,000

No Forward Chain

Double Bedrooms

Two Bathrooms

Double Garage

Popular Village Location

Family Home

2 Reception Rooms

Close to Schools

Good Size Rear Garden

Gas Central Heating



Why you'll like it

Located in the sought-after village of Lytchett Matravers, this attractive four-bedroom detached house offers spacious and versatile accommodation, ideal for families. Positioned in a quiet cul-de-sac the property enjoys a peaceful setting while remaining within easy reach of local amenities, schools, and countryside walks.

Upon entering the home, you're welcomed into a bright hallway which leads to two well-proportioned reception rooms. There is a cosy dining room/snug, perfect for formal dining or relaxed evenings. The dual-aspect sitting room is light and airy, with patio doors that open directly onto the rear garden creating a wonderful flow between indoor and outdoor living.

The modern kitchen is well-equipped with an integrated gas oven and hob, and there is ample space for further appliances, making it a functional and practical space for daily use. A downstairs WC completes the ground floor layout.

Upstairs, there are four bedrooms, all served by a family bathroom. The main bedroom is a particular highlight, benefitting from a fitted wardrobe and a private en-suite with a shower, toilet, and sink offering added convenience and privacy.

Outside, the rear garden is of a generous size and offers a mix of patio and lawn areas-ideal for alfresco dining, entertaining, or simply relaxing. A side door from the garden provides access to the double garage, which offers additional storage or parking options.

With its well-balanced living spaces, desirable location, and appealing outdoor area, this property presents an excellent opportunity for those looking to settle in the friendly and picturesque village of Lytchett Matravers.

Agent's Notes:
Tenure - Freehold
EPC - C
Tax Band - E



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	86 B

