



11 Lime Kiln Road, Lytchett Matravers, Poole BH16 6EL

We are delighted to offer for sale this charming two bedroom semi-detached home, in a sought after location near the local amenities in the village and popular schooling for all age groups.

EPC: 70 Council Tax Band: C Price: £349,950 Freehold







Key Features

- TWO DOUBLE BEDROOMS
- NEW LANDSCAPED GARDEN
- EXCELLENT CONDITION
- VILLAGE LOCATION
- GARAGE & PARKING
- CHARACTERFUL HOUSE
- LOG BURNER EFFECT GAS FIREPLACE
- FITTED WARDOBES IN BOTH ROOMS
- CLOSE TO AMENTIES
- MUST BE VIEWED

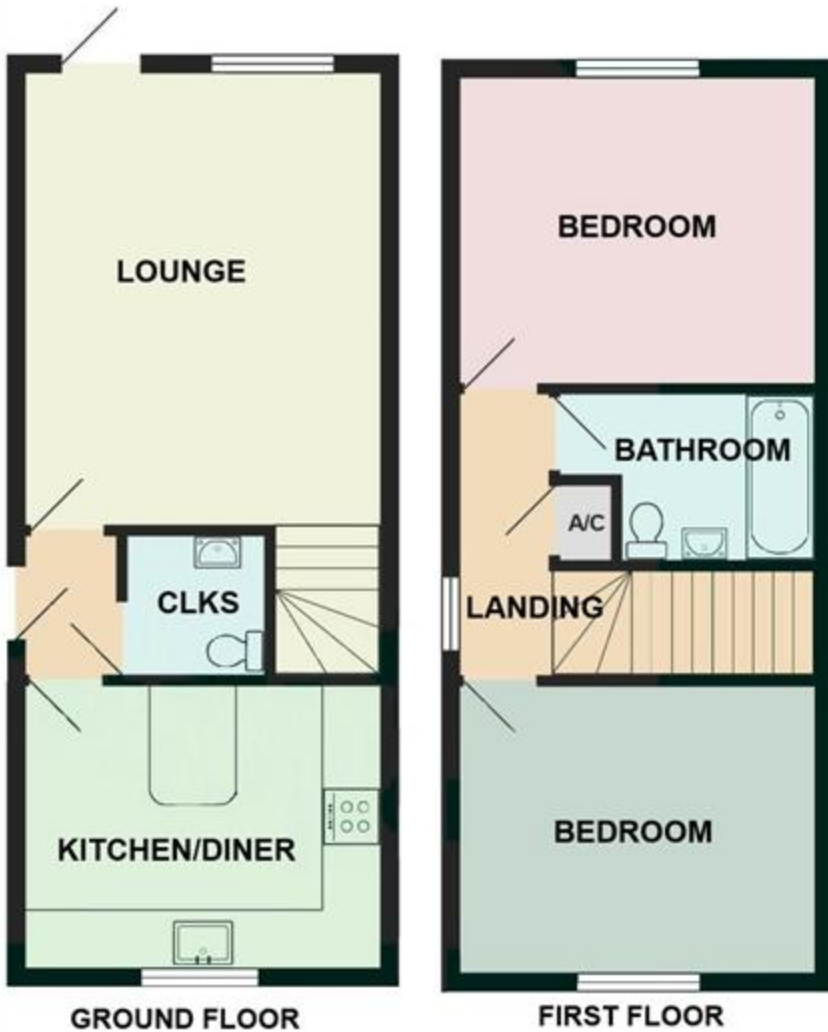
The Property

The property features a flint and brick façade, a white picket fence, and charming kerb appeal. It is based in the heart of the village near amenities and excellent schooling. When entering the property you are greeted with a hallway which leads to all rooms. To your right you have the kitchen which is fitted with shaker-style cabinets, integrated appliances and a Belfast sink. Thoughtfully designed to maximise both storage and workspace, the kitchen also has a table built in with storage and four seats.

The spacious living room is warm and inviting, featuring attractive wooden flooring and a gas-powered log burner effect fire. Large windows and patio doors let in the natural light, whilst providing easy access to the garden. The staircase is also conveniently located within the space, and there is a downstairs cloakroom for added practicality.

An easy-tread staircase takes you to the first floor landing, where you will find access to the loft hatch along with a useful airing cupboard providing additional storage. The first floor offers two well appointed double bedrooms, both generously sized and benefiting from built-in wardrobes. Completing the accommodation is a lovely modern bathroom.

Outside, the property boasts a beautifully landscaped and fully enclosed garden, creating a private and peaceful outdoor area perfect for both relaxing and entertaining, thoughtfully designed with ample space for outdoor seating and dining. There is also a useful garden shed that provides additional storage. The back gate leads you to the single garage and a parking spot in front of the garage.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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