



33c Hannams Close, Lytchett Matravers, Poole, Dorset, BH16 6DN

Asking Price £319,950

- Four Bedrooms
- Driveway For Two Cars
- Built in 2017
- Modern Throughout
- Downstairs Shower
- End of Terrace
- Gas Central Heating
- Lovely Rear Garden
- En-Suite Bathroom
- Popular Village Location!

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We are delighted to offer for sale this modern, well presented end of terrace house situated in a cul-de-sac in Lytchett Matravers.



4



2



1



B

Council Tax Band: C



Hannams Close

Built in 2017, this well presented four bedroom end of terrace home is a modern, versatile property set in the heart of the sought after village of Lytchett Matravers. Thoughtfully designed with family living in mind, it offers a spacious and well planned layout that combines style, comfort, and practicality.

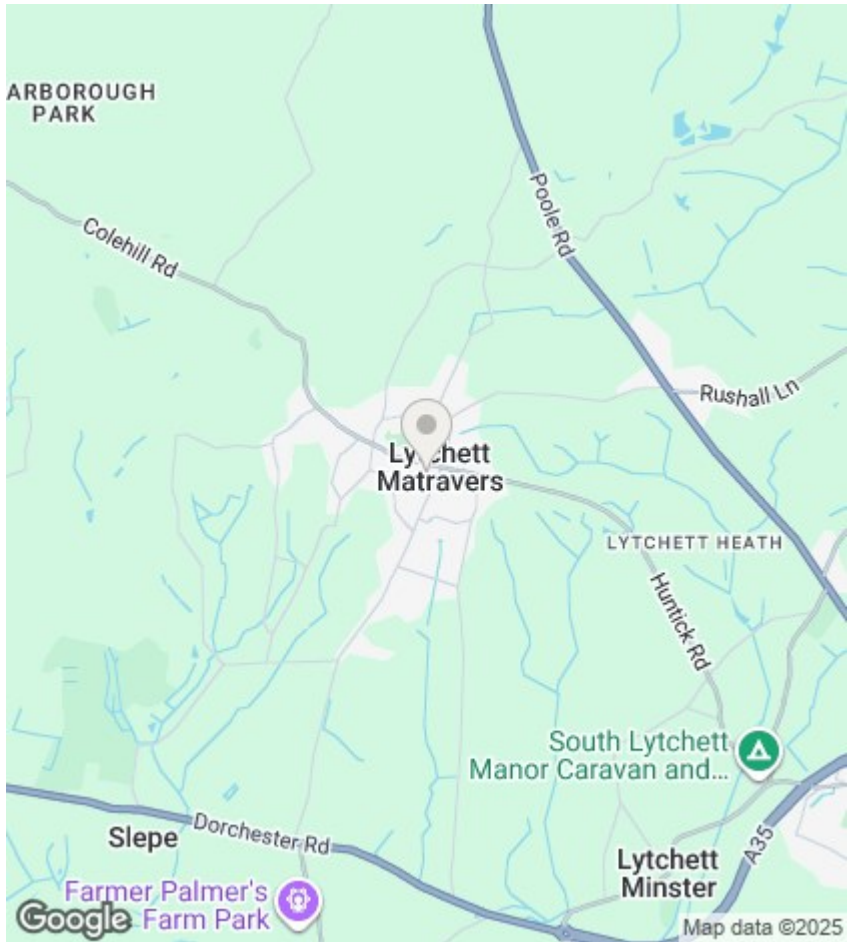
A generous entrance hallway welcomes you in, setting the tone for the bright and airy accommodation throughout. The open plan lounge and dining area flows seamlessly into a modern kitchen, creating a sociable and inviting space that's perfect for both everyday life and entertaining.

Upstairs, the main bedroom enjoys the luxury of its own en-suite bathroom, while three additional bedrooms are served by a well appointed family shower room on the ground floor.

Outside, there is a lovely rear garden offering space to relax, play or entertain, while to the front of the property there is off road parking for two vehicles.

With the peace of mind that comes from modern construction, combined with a smart layout and great location, this property is perfectly suited to a range of buyers looking to enjoy village life with all the benefits of contemporary living.

To arrange a viewing 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.

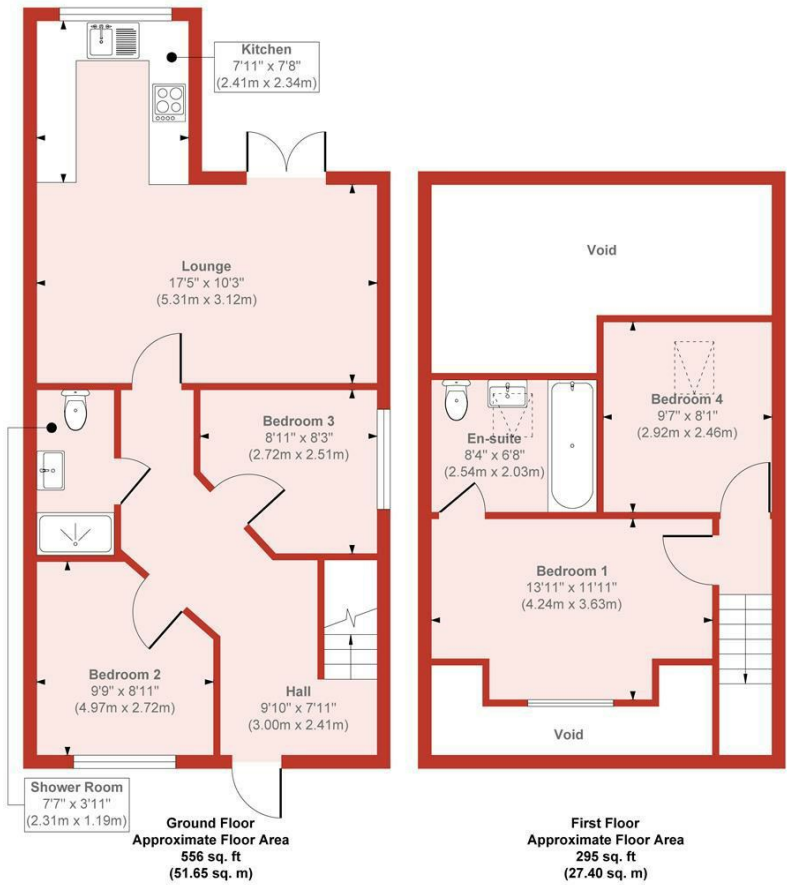
Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approx. Gross Internal Floor Area 851 sq. ft / 79.05 sq. m (Excluding Void)
Produced by Elements Property