GREYS

ESTATE AGENTS









38 Glebe Road, Lytchett Matravers, Poole, Dorset, BH16 6EH

Asking Price £675,000

- Four Double Bedrooms
- Far Reaching Rural Views
- Well Maintained
- Cul-De-Sac Location
- Underfloor Heating
- Substantial Family Home
- Double Garage
- Approx 2,300 Sq Feet
- Ample Driveway
- Exceptional Opportunity

7 The Triangle, Upton, Poole, Dorset, BH16 5PG
01202 622101

upton@greysestateagents.co.uk
www.greysestateagents.co.uk

38 Glebe Road, Poole BH16 6EH

We are delighted to offer for sale this substantial and beautifully maintained detached family home, built in 1986 and offering over 2,300 sq ft of versatile accommodation, including a double garage.

4 3 3 D

Council Tax Band: F







Glebe Road

Tucked away in an incredibly peaceful cul-de-sac in the sought after Dorset village of Lytchett Matravers, this wonderful home offers generous living space, a flexible layout and far reaching rural views, all within a short drive of Poole.

With underfloor heating throughout, the ground floor provides an excellent range of reception and living spaces, beginning with a spacious entrance hall leading to a dining room, a separate lounge with sliding doors opening onto the rear garden, and a well appointed kitchen/breakfast room fitted with a range of modern units and space for a range style cooker. A conservatory provides an additional reception space overlooking the garden, while a study or fifth bedroom offers useful flexibility for home working or visiting family. A utility area and downstairs toilet complete the ground floor, with Karndean flooring and underfloor heating adding to the comfort and practicality of the property.

Upstairs, all four bedrooms are well proportioned doubles, with fitted wardrobes to three of the bedrooms. The principle bedroom is particularly impressive, featuring a walk-in dressing area and en-suite bathroom. A spacious galleried landing has sliding doors leading onto a southerly facing balcony, where the stunning, far reaching views across surrounding rural fields, with glimpses towards the harbour in the distance, provide a wonderful spot to unwind and enjoy. A modern family bathroom, complete with a separate shower, serves the remaining bedrooms. There is a large, accessible loft space that could potentially be converted if desired (subject to planning).

Outside, the fully enclosed rear garden has been well maintained, with a generous lawn, a suntrap patio seating area and a summer house with power and lighting. Side access is available on both sides of the property, while the front provides a large block-paved driveway with parking for several vehicles, in addition to the double garage with electric up-and-over doors, power and lighting.

Glebe Road is ideally situated within this attractive Dorset village, positioned at the gateway to the Purbeck Hills and Dorset heathland. Almost equidistant from Wareham, Wimborne and Poole, Lytchett Matravers offers a welcoming community, a selection of local shops, two popular pubs, a doctor's surgery, pharmacy and a library. The village is also well regarded for its schooling, with Lytchett Matravers Primary School and Lytchett Minster School catering for children of different ages.

An excellent opportunity to acquire a spacious and versatile family home in a peaceful village setting, with generous gardens, ample parking and beautiful open views. To arrange a viewing, or for more information, please contact our Upton office.



























Agents note

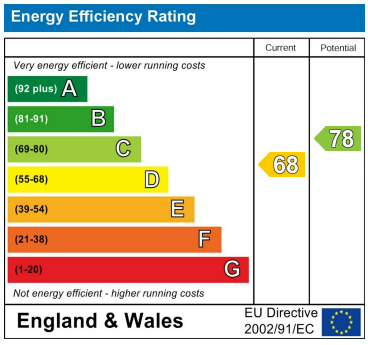
Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

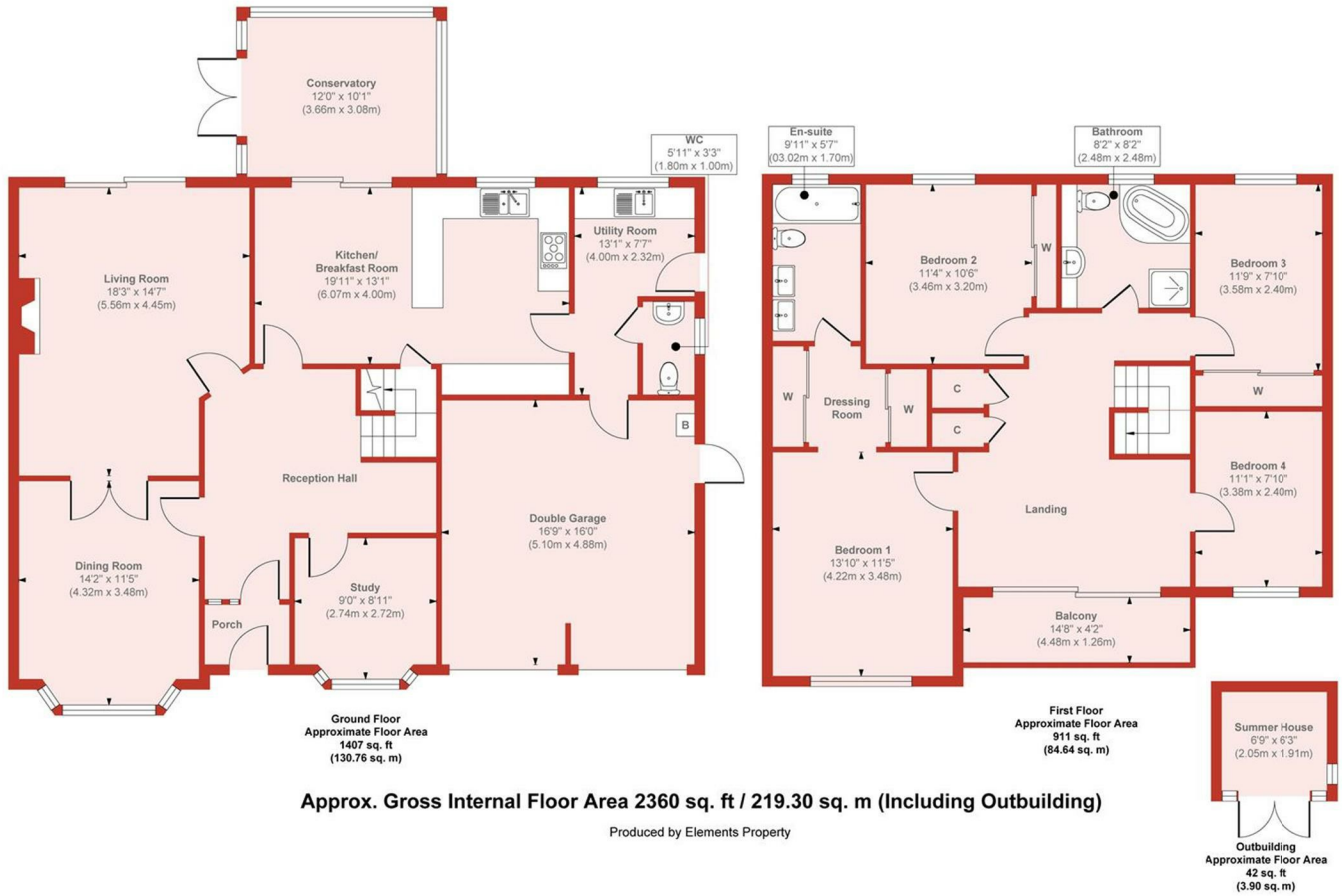
Viewings

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

EPC Rating:

D





7 The Triangle, Upton, Poole, Dorset, BH16 5PG
01202 622101
upton@greysestateagents.co.uk
www.greysestateagents.co.uk