



Old Pound Close | Lytchett Matravers | Poole | BH16 6BW

Offers In The Region Of £549,950



**Q SALES &
LETTINGS**

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A spacious detached bungalow with three genuine double bedrooms, generous living space and a private rear garden, set in a peaceful part of Lytchett Matravers.

The house has a comfortable, practical feel throughout. The large entrance hall provides useful storage, while the spacious lounge and dining area overlooks the garden and opens into a large conservatory, creating a lovely connection with the outside space.

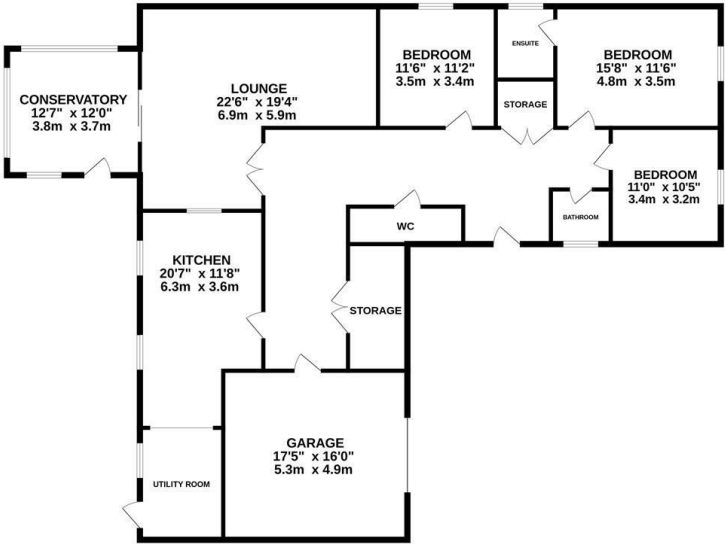
The kitchen was refitted in 2024 with modern units and a mix of integrated and freestanding appliances. A separate utility adds useful storage and workspace. There are three genuine double bedrooms, two with built-in storage.

- Well-presented three-double bedroom bungalow.
- Spacious lounge/dining room which overlooks the garden.
- Large conservatory.
- Kitchen was fully refitted in 2024 and is fitted with modern units and integrated appliances.
- Separate utility area offers further storage and workspace.
- Double garage with electric door, light and power.
- Direct access to a nearby walking trail, ideal for countryside walks.
- Ample driveway parking for approximately three to four vehicles,

Bedrooms
Kitchen
Outside



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
Made with lettings 12/2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

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