



## Holly Tree Cottage, 10 Turbetts Close, Lytchett Matravers, BH16 6HF

An exciting opportunity to acquire this spacious three-bedroom semi-detached home, ideally located in a sought-after, charming and characterful cul-de-sac just a short walk from the library, recreation ground, local shops and the local vineyard. Vendor suited.

**EPC: 61 Council Tax Band: D Price: £385,000 Freehold**

 **3**  **1**  **2**





## Key Features

- THREE BEDROOM FAMILY HOME
- OFF ROAD PARKING
- SEPARATE DINING ROOM
- VILLAGE LOCATION
- QUIET CUL DE SAC
- GARAGE
- DOWNSTAIRS W/C
- ATTRACTIVELY ARRANGED REAR GARDEN
- CLOSE TO AMENTIES
- SELLERS FOUND END OF CHAIN

## The Property

An attractive and well-presented three bedroom family home, offering charming kerb appeal within a quiet and sought-after cul-de-sac.

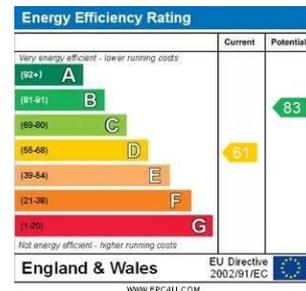
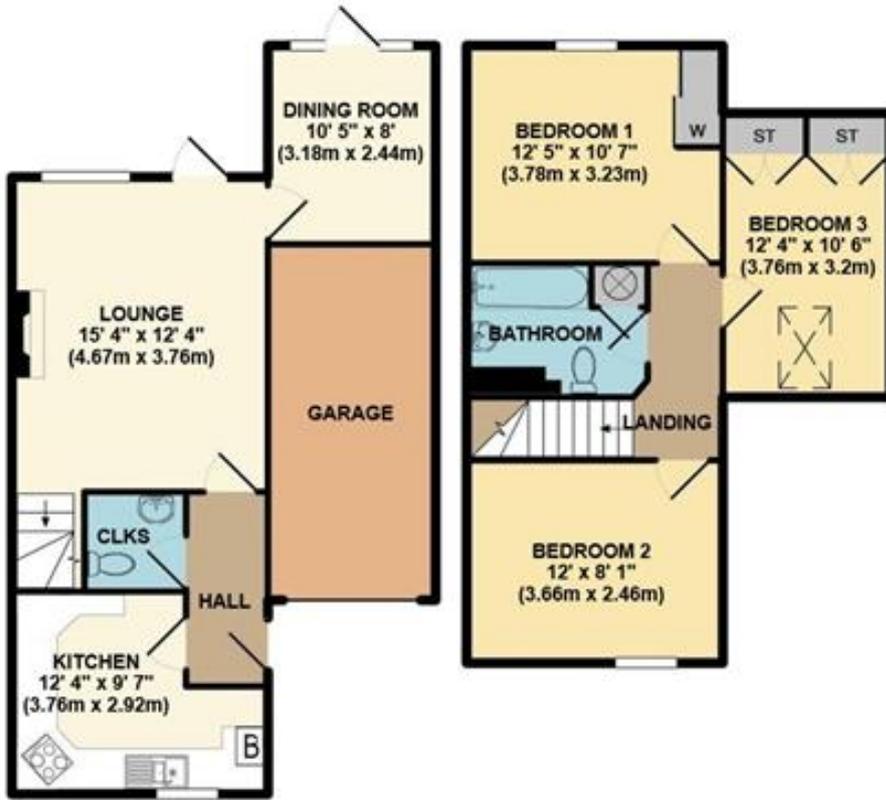
To the front, a generous block-paved driveway provides ample off-road parking for up to three cars, as well as an electric vehicle charging point. The driveway leads to the front door and a single garage.

Upon entering the property, you are welcomed by a central hallway providing access to a well-proportioned kitchen, fitted to maximise both storage and workspace and a convenient downstairs cloakroom. To the rear of the property is a spacious and bright lounge, featuring a fireplace with electric fire, double glazed windows/doors throughout and direct access to the garden via a patio door. The lounge flows seamlessly into the dining room,

which offers a warm and inviting space with a door which also allows direct access into the garden.

From the lounge the stairs will lead you to the landing, the property offers three well-sized bedrooms. The principal bedroom is a spacious double with built-in wardrobe space, complemented by a second generous double bedroom. There is also a well-proportioned third bedroom with built in wardrobes and a centrally located family bathroom serves all bedrooms.

The property enjoys a private and enclosed rear garden with a lovely cottagey, tranquil feel, featuring a paved patio area that provides an ideal space for outdoor seating and entertaining. The garden is complemented by attractive features including a pond, along with lovely flower borders.



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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