GREYS

ESTATE AGENTS









14 Gibbs Green, Lytchett Matravers, Poole, Dorset, BH16 6ND

Asking Price £425,000

- Three Bedrooms
- Detached Family Home
- Immaculate Throughout
- Home Study
- Downstairs Toilet
- Two Storey Extension
- En-Suite Shower Room
- Garage & Driveway
- West Facing Garden
- Popular Village Location

7 The Triangle, Upton, Poole, Dorset, BH16 5PG
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Vendor Suited! We are delighted to offer for sale this stunning detached family home, situated in a quiet cul-de-sac on a popular modern development in the sought after village of Lytchett Matravers.

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Council Tax Band: D







Gibbs Green

This immaculate three bedroom property has been thoughtfully extended over two floors to provide spacious and versatile accommodation.

The impressive extension creates a fantastic kitchen/dining/family space, ideal for both everyday family life and entertaining. There is also a separate living room and downstairs cloakroom.

Upstairs are three well proportioned bedrooms, including a principal bedroom with en-suite, together with a family bathroom.

Outside, the property enjoys a westerly facing rear garden, offering a lovely private space for relaxing and entertaining. The garden features a raised composite decking area, perfect for outdoor dining, together with a neatly maintained lawn.

Further benefits include gas central heating, double glazing and a garage, which has been partially converted to provide a useful home office. The soffits, fascias and guttering have also been recently replaced.

Lytchett Matravers is a popular and well connected village, offering a strong community feel, local amenities and beautiful surrounding countryside, while providing convenient access to Poole, Upton, Wareham and Wimborne.

The property is within the catchment areas for Lytchett Matravers Primary School and Lytchett Minster School, making this an appealing location for families.

A superbly presented and generously extended family home, offering excellent living space, a south facing garden and a desirable village location. To arrange a viewing, please contact our Upton office at your earliest convenience.



Agents Note

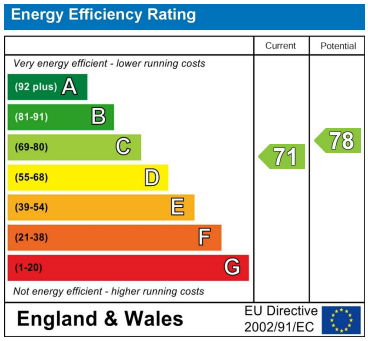
Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has 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:

C





Total area: approx. 104.2 sq. metres (1121.4 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm/3 inches. Total appox area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

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