



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

Offers In Excess Of £530,000



**Q SALES &
LETTINGS**

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Poole | BH16 6BW
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A spacious detached three-double-bedroom bungalow in a peaceful part of Lytchett Matravers, with generous living space, a private rear garden enjoying far-reaching views, parking for five to six vehicles and a double garage.

The large entrance hall provides useful storage, while the spacious lounge/dining room overlooks the garden and opens into a large conservatory, creating a natural connection with the garden and its outlook.

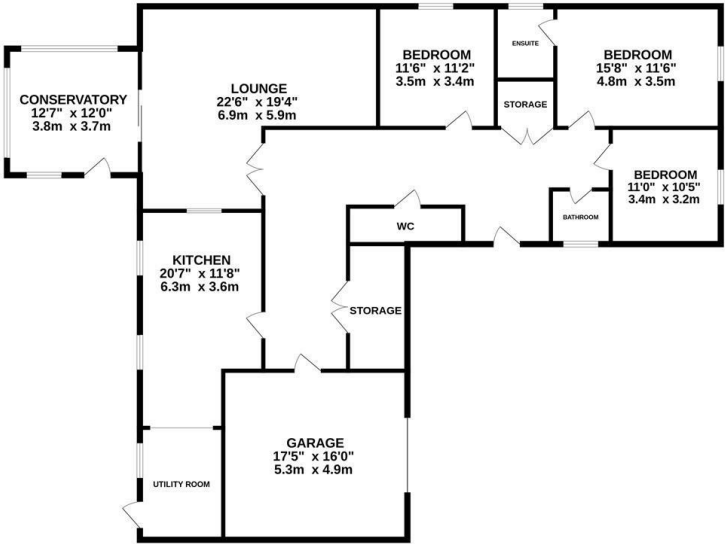
The kitchen was fully refitted in 2024 with modern units and integrated appliances, with a separate utility area adding storage and workspace.

- Spacious detached bungalow with three genuine double bedrooms
- Modern kitchen fully refitted in 2024 with integrated appliances
- Two further double bedrooms, including useful built-in storage
- Generous driveway parking for approximately 5–6 vehicles
- Two substantial living areas with lounge/dining room opening into a large conservatory
- Principal bedroom with en-suite wet room and built-in storage
- Private rear garden with mature planting, good privacy and far-reaching views
- Double garage with electric door, power and lighting

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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