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

Price Guide £559,950

Q SALES & LETTINGS

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We are delighted to offer for sale this detached, three-double-bedroom family home with incredible views, located in Lytchett Matravers.

Set on a quiet road, this well-presented three-double-bedroom bungalow offers spacious and flexible accommodation, generous parking, and beautifully maintained gardens, all within a peaceful, semi-rural setting.

Council Tax Band: F
EPC-C

FREEHOLD AND SOLD AS VACANT POSSESSION WITH NO CHAIN

- Well-presented three-double bedroom bungalow.

- Large conservatory.

- Separate utility area offers further storage and workspace.

- Direct access to a nearby walking trail, ideal for countryside walks.

- Spacious lounge/dining room which overlooks the garden.

- Kitchen was fully refitted in 2024 and is fitted with modern units and integrated appliances.

- Double garage with electric door, light and power.

- Ample driveway parking for approximately three to four vehicles,
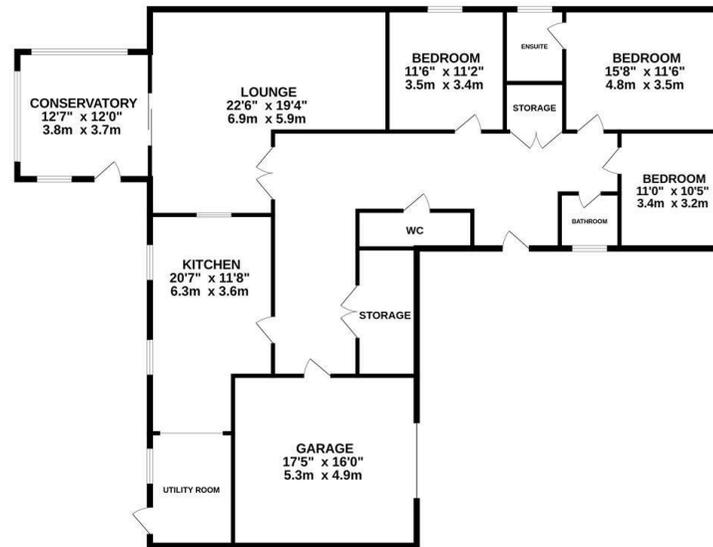
Lounge/Diner

Bedrooms

Kitchen

Outside

GROUND FLOOR

CONSERVATORY
12'7" x 12'0"
3.8m x 3.7m

LOUNGE
22'6" x 19'4"
6.9m x 5.9m

BEDROOM
11'6" x 11'2"
3.5m x 3.4m

ENSUITE

STORAGE

BEDROOM
15'8" x 11'6"
4.8m x 3.5m

BEDROOM
11'0" x 10'5"
3.4m x 3.2m

KITCHEN
20'7" x 11'8"
6.3m x 3.6m

WC

STORAGE

BATHROOM

GARAGE
17'5" x 16'0"
5.3m x 4.9m

UTILITY ROOM

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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.
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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