



# Marcelan, Rushall Lane, Lytchett Matravers, Poole, Dorset. BH16 6AJ

- Five Bedrooms
- Detached Family Home
- Living Room & Separate Dining Room
- Modern Fitted Kitchen & Utility Room
- Large Secluded Rear Garden
- Tandem Garage
- Ample Off Road Parking
- Countryside Views





## PROPERTY DESCRIPTION

Mursells Estate Agents are excited to offer for sale this spacious detached family home in a great location between Lytchett Matravers and Corfe Mullen.

An entrance porch leads to the reception hall where stairs rise to the first floor with fitted storage under. The large living room boasts a feature, exposed brick wall, together with a brick fireplace with inset wood burner. Dual aspect windows and sliding patio doors to the garden ensures this room is flooded with natural daylight.

There is a separate spacious dining room providing ample room for meals with family/friends.

The modern kitchen offers a comprehensive range of sleek base and eye level units with granite work tops and integrated appliances including a double oven, hob, and dishwasher. There is an adjacent breakfast room and also a utility room, which offers extra storage and spaces for additional appliances.

Completing the ground floor accommodation are two double bedrooms and a shower room fitted with a modern white three piece suite comprising quadrant shower cubicle, w.c. and wash hand basin.

Upstairs is the spacious main bedroom that has a balcony to the front enjoying glimpses towards the Purbeck Hills. There is an en-suite bathroom fitted with corner bath, shower cubicle, w.c. and wash hand basin, together with a dressing room. Bedroom four also has an en-suite shower room and a connecting door leads through to a study/play room.

Outside the property is approached by a brick paved driveway providing parking for numerous vehicles and access to the tandem garage. Adjacent to the garage is a lean-to garden store. The front gardens are laid to lawn with planted borders.

The rear garden is a further feature with a paved patio terrace along the rear of the house. Steps and a planted terrace lead up to the lawned garden which is surrounded by mature trees offering a wonderful degree of seclusion.

This stunning property, which offers flexible accommodation, stands on a plot in excess of 0.3 acres in a desirable semi-rural location with far reaching views of the surrounding countryside.

Book your appointment to view internally by contacting Mursells Estate Agents today.





## ROOM DESCRIPTIONS

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# FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>81</b>
(69-80)	<b>C</b>	<b>69</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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