



Purbeck Villa, Eldons Drove, Lytchett Matravers, Poole, Dorset. BH16 6HH

- Detached Chalet Bungalow
- Four Bedrooms
- Two Shower Rooms
- Spacious Living Room
- Kitchen/Breakfast Room
- Garage & Driveway
- No Forward Chain
- Popular Village Location



PROPERTY DESCRIPTION

Mursells Estate Agents are pleased to offer for sale this generously-sized detached chalet bungalow located in the popular village of Lytchett Matravers with its excellent local schools, shops, doctors surgery and 2 pubs! Offered for sale with No Forward Chain, this spacious property would make a lovely family home.

On entering the property you are greeted by a large entrance hall with doors to all rooms and stairs to first floor.

The living room enjoys lots of natural light from the dual aspect windows and has feature fireplace fitted with coal-effect gas fire, perfect for those chilly evenings. There is a spacious kitchen/breakfast room boasting a range of base and wall units, pan drawers, complementary worktops, an inset hob, an electric oven, space for appliances together with ample space for dining table and chairs. A door leads to a porch ideal for extra storage, and patio doors lead to the conservatory featuring UPVC windows and French doors opening to the garden.

Completing the downstairs accommodation are two double bedrooms, one with built-in wardrobes, and a fully tiled wet room having walk-in shower, bidet, wash hand basin with storage cupboards under and a w.c.

Upstairs, the large landing would make a great study area. There are two additional bedrooms, both with built-in wardrobes and eaves storage cupboards, and a shower room fitted with a shower cubicle (in need of attention), a vanity unit with washbasin, w.c. and a heated ladder-style towel rail.

Outside the brick-paved driveway provides off-road parking and leads to a garage (26'8" x 11'3") with an electric door. Gardens surround the property on three sides featuring lawn areas, high hedging for privacy, patio areas, and attractive shrub borders.

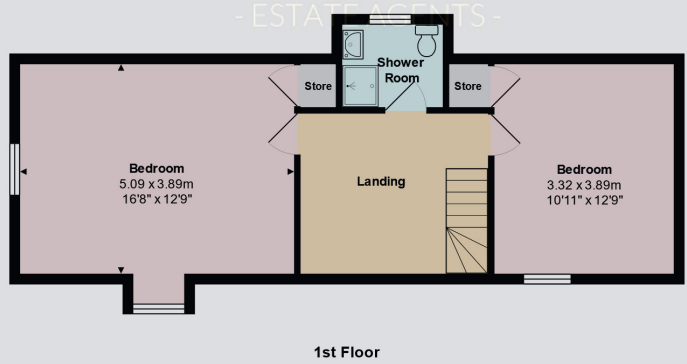
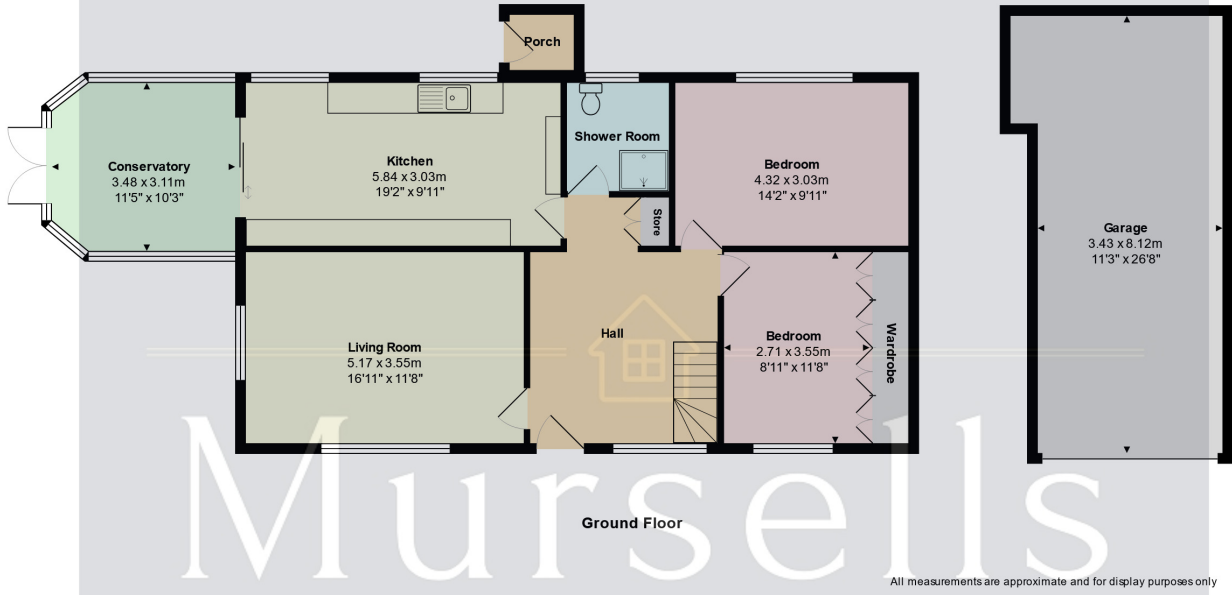
Don't miss out on the opportunity to make this wonderful property your next home - contact Mursells Estate Agents today to book your appointment to view.



ROOM DESCRIPTIONS



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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