



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



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## FREEHOLD GUIDE PRICE £390,000 – £400,000

One not to be missed! Fabulous, 3 bedroom semi detached home that has been expertly updated with exceptional attention to detail, meticulous design and an immaculate finish. The owners have loved living in this home over the past 10 years and created a relaxing home with attention on storage, design and functionality. There is a wonderful contemporary kitchen/dining day room that forms the heart of the home with an excellent range of units and a bespoke media wall, having further storage. There is a ground floor cloakroom, first floor luxury bathroom and 3 bedrooms, 2 with bespoke fitted wardrobes and units. The landscaped rear garden is a true delight being low maintenance with porcelain tiles, area with artificial lawn and sunken seating area. Anyone liking entertaining will love the garden bar and entertainment area along with the wonderful open outlook. Further offering a block paved driveway with parking for 3 cars and a garage for storage and backing onto an area of green behind giving wooded outlook.

- Absolutely impeccably presented 3 bedroom semi detached home with attention to details at every turn
- Wonderful open plan living with contemporary kitchen/dining day room
- Beautiful kitchen fitted in 2022 by local DG kitchens. Two tone units in soft matt graphite and contrasting natural Carini walnut having quartz work tops over, extending to form a breakfast bar. (Presently the owner has a pull out dining table that can be purchased via separate negotiations)
- Integrated appliances to include Neff induction hob, 2 ovens, microwave, full height fridge and freezer, Bosch dishwasher and Smeg washer/dryer
- Media wall in anthracite/linen coloured units with upper walnut trim to match the kitchen and space for tv and fitted with striking 'New Forest' electric living flame fire
- RAK ceramic sanitaryware in cloakroom and bathroom
- LVT hard flooring in walnut, throughout the ground floor
- Luxury fully tiled bathroom with a P shaped bath with shower over, excellent bespoke storage units and automatic entry lighting
- Bedroom one fitted with an extensive range of bespoke custom built furniture to include wardrobes, drawers, shelving and feature dressing table
- Designer low maintenance 55' rear garden with a wealth of features to include sunken seating area, set around a central table\* with bio ethanol burner and 4 corner holders for drinks. Porcelain tiled paths with areas for sunbathing and patio area for dining, brick surround steps with granite ledges and artificial lawn
- Stunning bar having a remote control roller door and kitted with luxury bar, units, fridge, sink, space for tv and central island. This fabulous area is ideal for parties or a place to relax and watch sport. The contrasting brick and panelled walls/ceiling give it a truly stylish and luxury feel
- Converted storage garage with roller door, power and light
- Block paved driveway having parking for 3 cars and EV hook up\*

Gibbs Green is situated in a very sought after location within the popular village of Lytchett Matravers and is 100 yards from Fosters Spring Green. This Dorset village has a community feel situated at the gateway to the Purbeck Hills and the Dorset heathland. It is almost six miles equidistant from Wareham, Wimborne and Poole. This attractive village has small range of shops, two popular public houses called the Rose and Crown and The Chequers, as well as a doctor's surgery and a library. The area provides much sought after schools for all ages through Lytchett Matravers Primary and Lytchett Minster School.

**COUNCIL TAX BAND: D**

**EPC RATE: C**



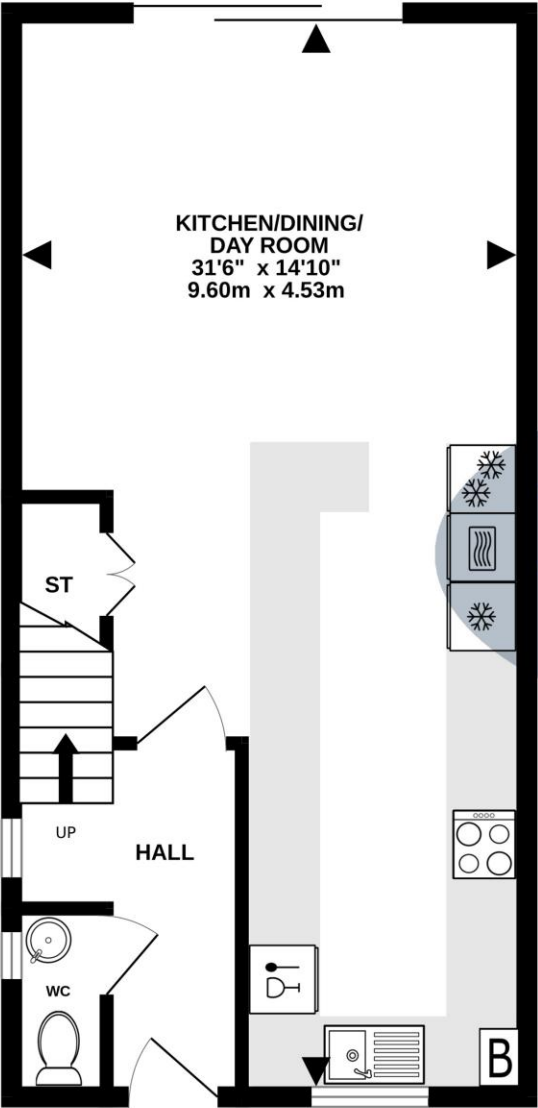




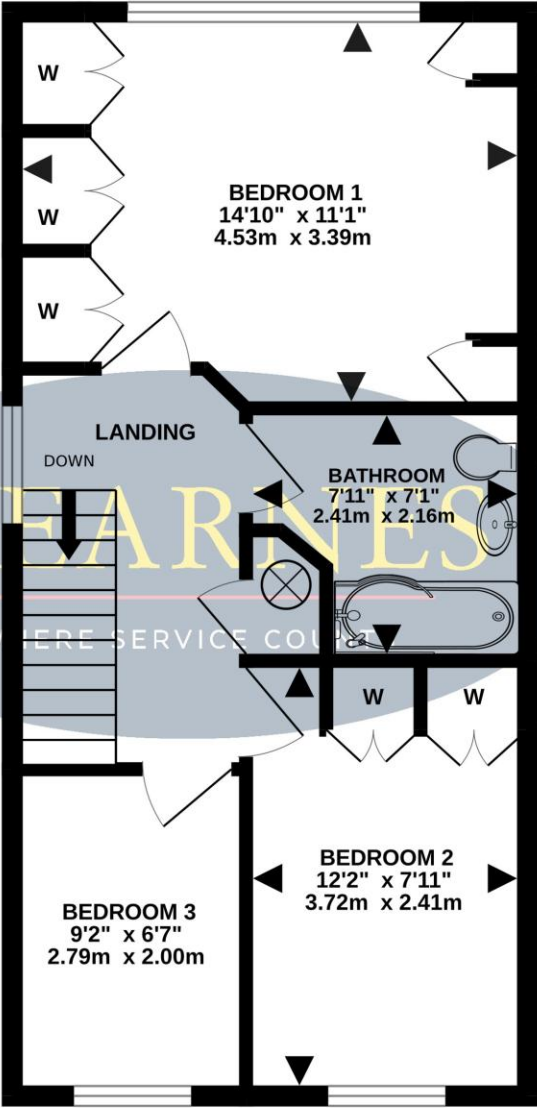
INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 1036 sq.ft. (96.3 sq.m.) approx.

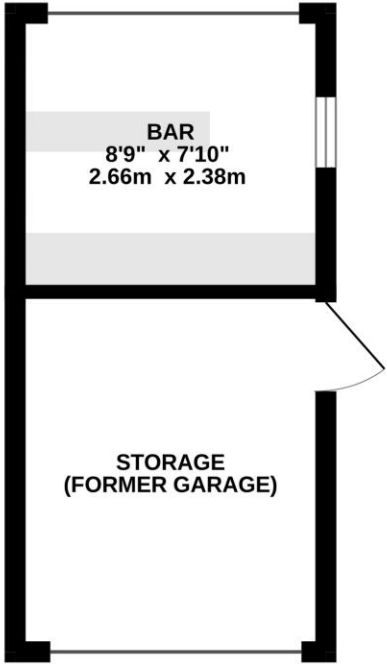
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR  
1105 sq.ft. (102.2 sq.m.) approx.



1ST FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



OUTBUILDING  
156 sq.ft. (14.5 sq.m.) approx.









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