

FOR SALE

£325,000 Freehold



# 164A Wareham Road, Lytchett Matravers, Poole, Dorset. BH16 6DT

- Modern Detached House
- Three Bedrooms
- Sleek Modern Kitchen
- Bright and Airy Living/Dining Room
- Block Paved Driveway
- Enclosed Rear Garden
- Built in 2023 by Reputable Local Developer
- No Forward Chain





## PROPERTY DESCRIPTION

Mursells Estate Agents are delighted to offer for sale this modern three bedroom detached home in the heart of Lytchett Matravers just a short walk from village amenities including local schools, shops, and a welcoming pub.

Built in 2023 by a reputable local developer, this stylish three-bedroom detached home offers contemporary living in a sought-after Dorset village. With approximately eight years remaining on its new home warranty, you can move in with peace of mind.

Inside, the home features a bright and spacious lounge/diner with French doors opening onto a private rear garden—perfect for entertaining or relaxing.

The modern fitted kitchen is both sleek and practical, complemented by a downstairs w.c. for added convenience.

Upstairs, you'll find three well-proportioned bedrooms and a stylish family bathroom.

Outside, the enclosed garden offers a secure space for children or pets, while the block-paved driveway provides off-road parking.

Additional highlights include double glazing, gas central heating, and No Forward Chain.

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



## ROOM DESCRIPTIONS

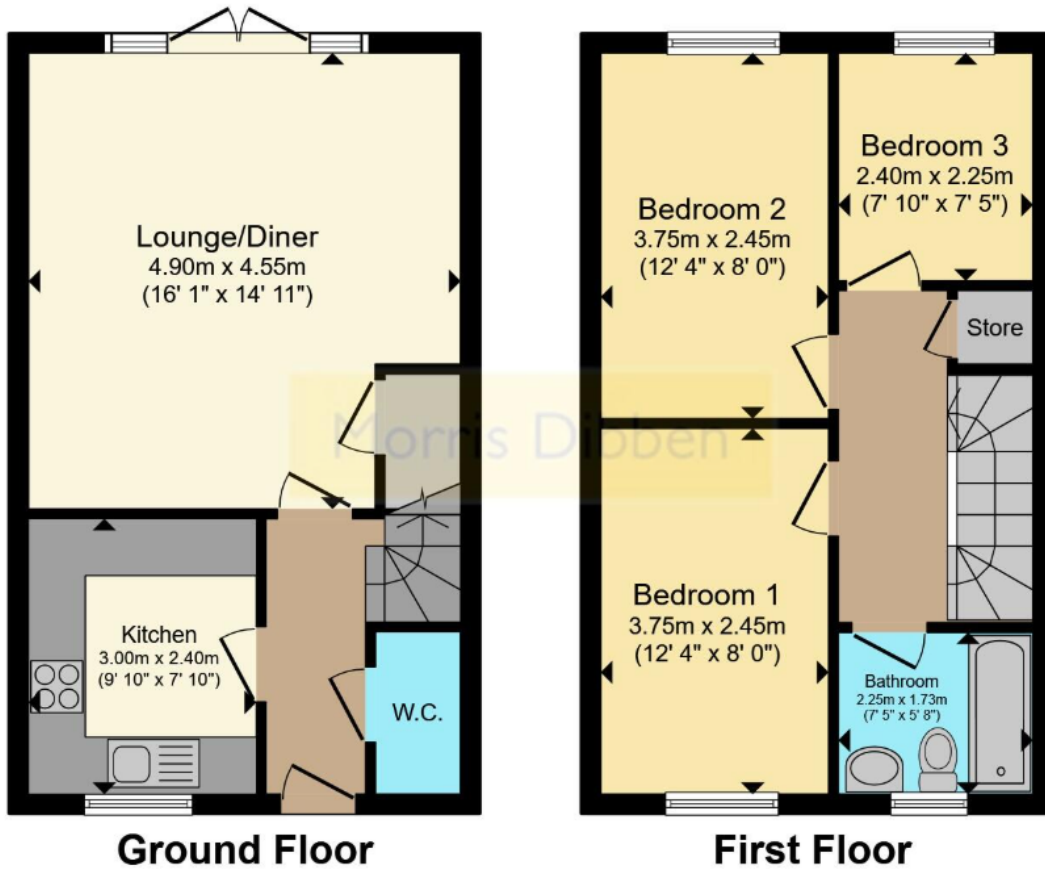
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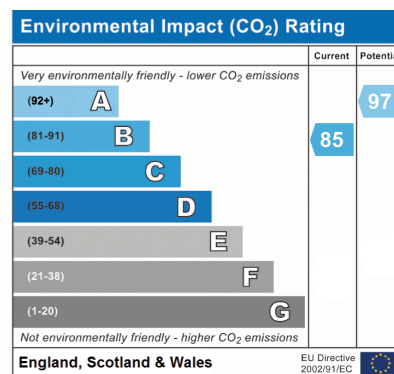
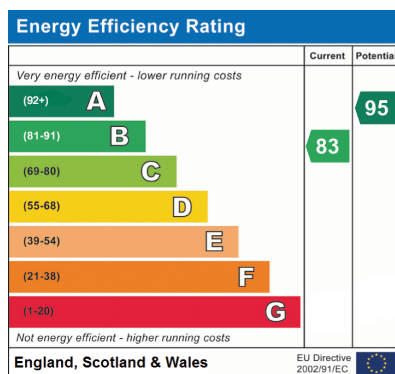
# FLOORPLAN & EPC

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Total floor area 71.0 sq.m. (764 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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