



£600,000

NEW ROAD, LYTCHETT MINSTER BH16 6JQ

Freehold



- ◆ DETACHED HOUSE
- ◆ FOUR DOUBLE BEDROOMS
- ◆ OFFERS CONSIDERED
- ◆ ENSUITE FACILITY
- ◆ DETACHED DOUBLE GARAGE
- ◆ PRIVATE AND SECLUDED
- ◆ NO FORWARD CHAIN
- ◆ GAS FIRED HEATING & DOUBLE GLAZED

A private, four bedroom, detached family home situated on the edge of Lytchett Minster and boasting a detached double garage, three reception rooms and being offered without a forward chain.

Property Description

The accommodation comprises a living room with feature fire place with log burner, dining room, kitchen/breakfast room with double range style oven, family room, sun room and cloakroom to the ground floor and four double bedrooms, family bathroom and en-suite shower room to the first floor. The floors are furnished with real oak throughout the hall, dining room/play room and sitting room. The home has been double glazed and benefits from gas fired heating.





Gardens and grounds

A gravel driveway spans the front elevation of the home and in turn gives access to the detached double garage with two up and over style doors. A garden gate denotes access to the garden, which is southerly in orientation, and is primarily laid to a kept lawn. There is a further garden space to the rear of the property, which has a courtyard feel to it, and the entire property is neatly secluded with a variety of mature tall hedges.

Location

Lytchett Minster is a village in Dorset which lies around 4 miles (6.4 km) north-west of Poole town centre. The village is a suburb of Poole where the blue flag beaches of Sandbanks can be found. Easily accessed by car from all directions with transport links to Poole, Wareham and Dorchester and surrounding areas. The village has two pubs, a church and a sought after secondary school and the area provides an abundance of rural walks and bridleways with fields on both sides, ideal for dog walking and exploring.



Size: 1885 sq ft (175.1 sq m)

Heating: Gas fired. Combi boiler recently replaced. Serviced annually

Glazing: Double glazed

Loft: Ladder installed & 50% boarded.

Parking: Drive & double garage

Garden: South facing

Main Services: Electric, water, gas, telephone, drains

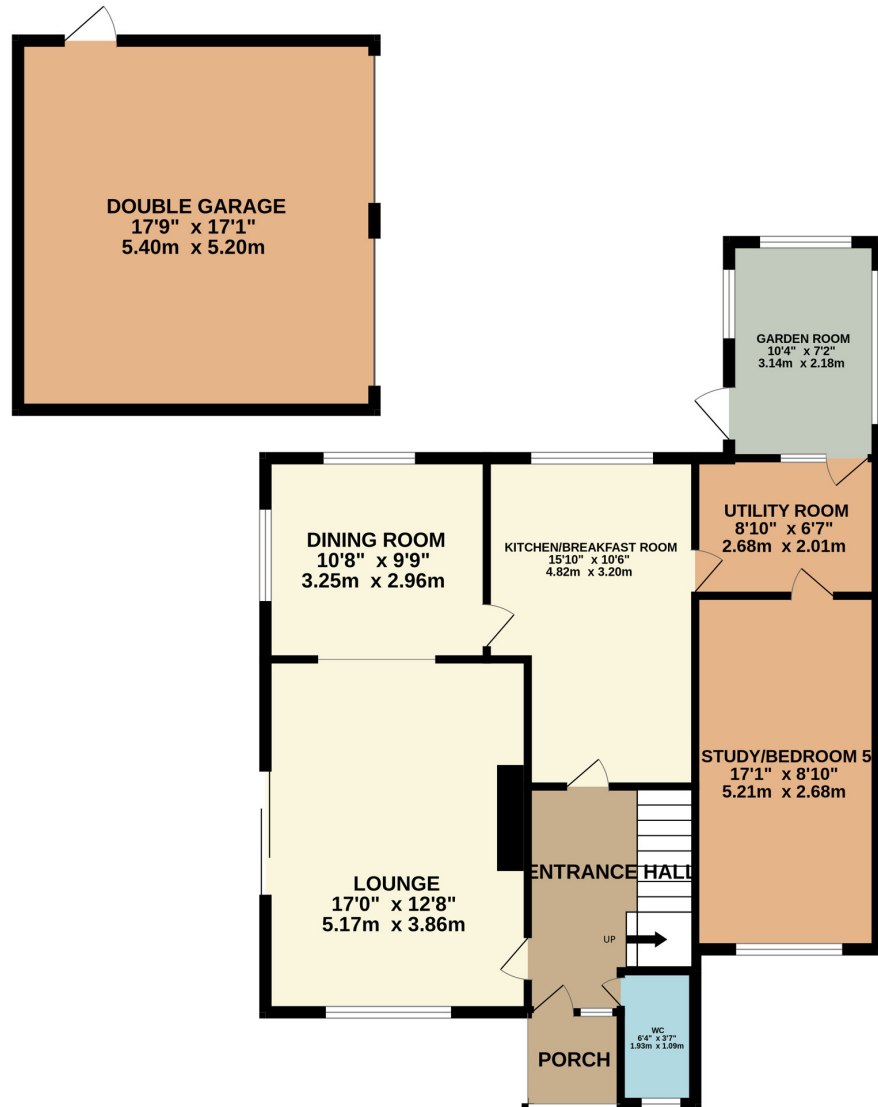
Local Authority: Dorset Council

Council Tax Band: F

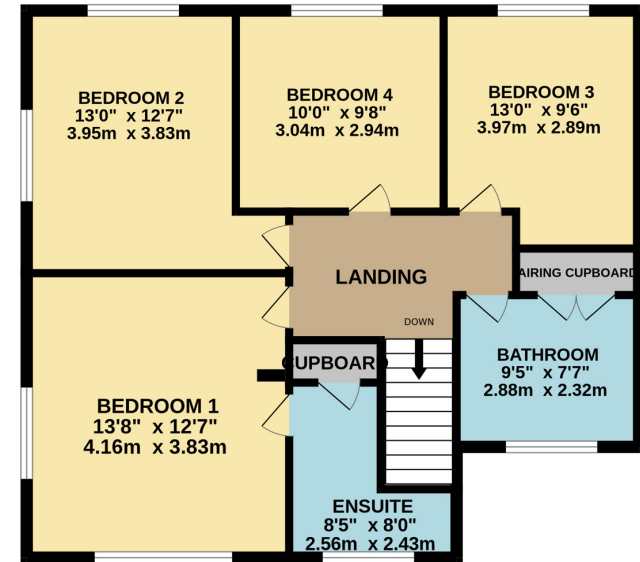


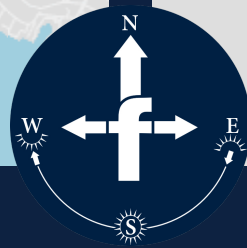
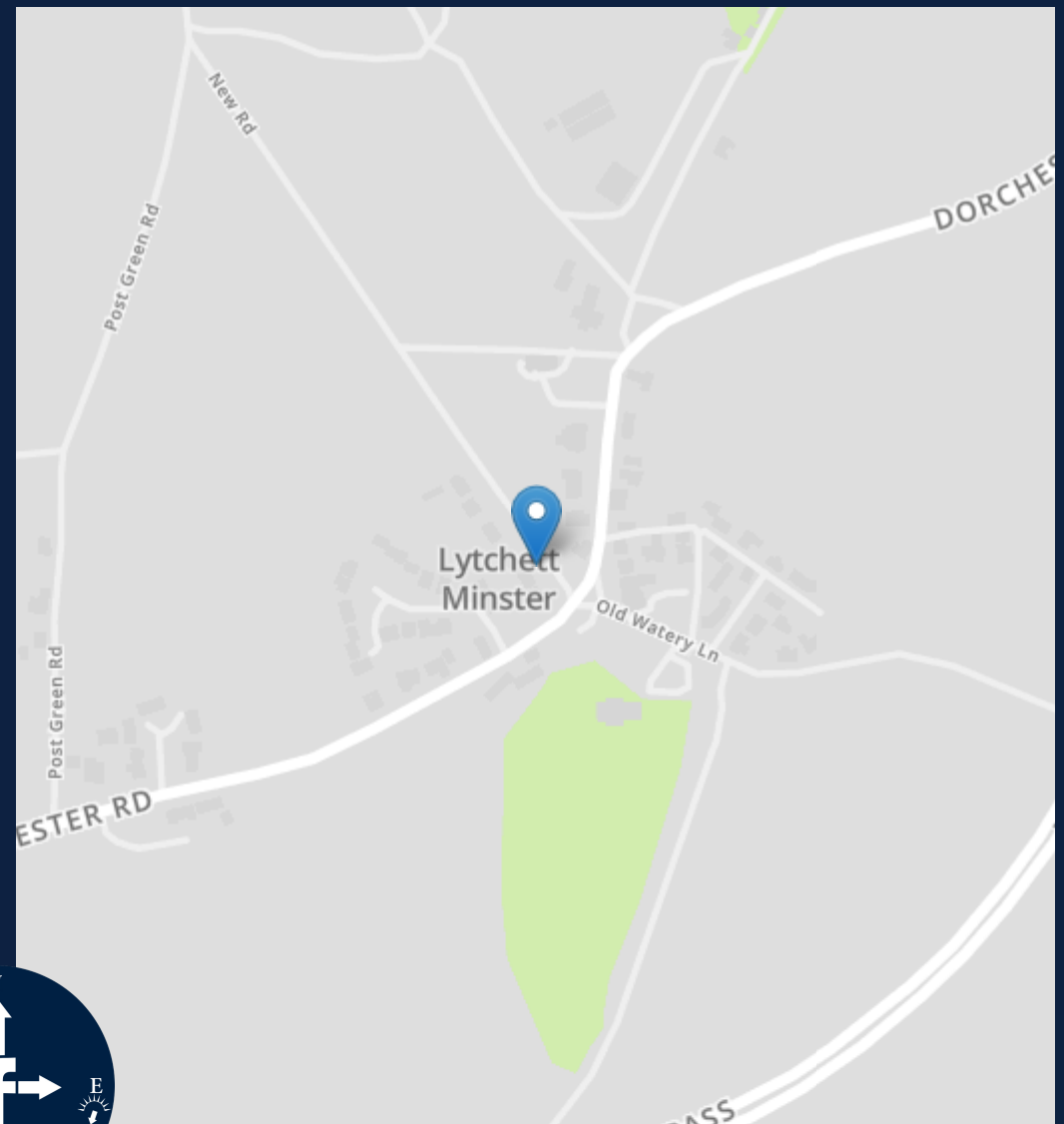
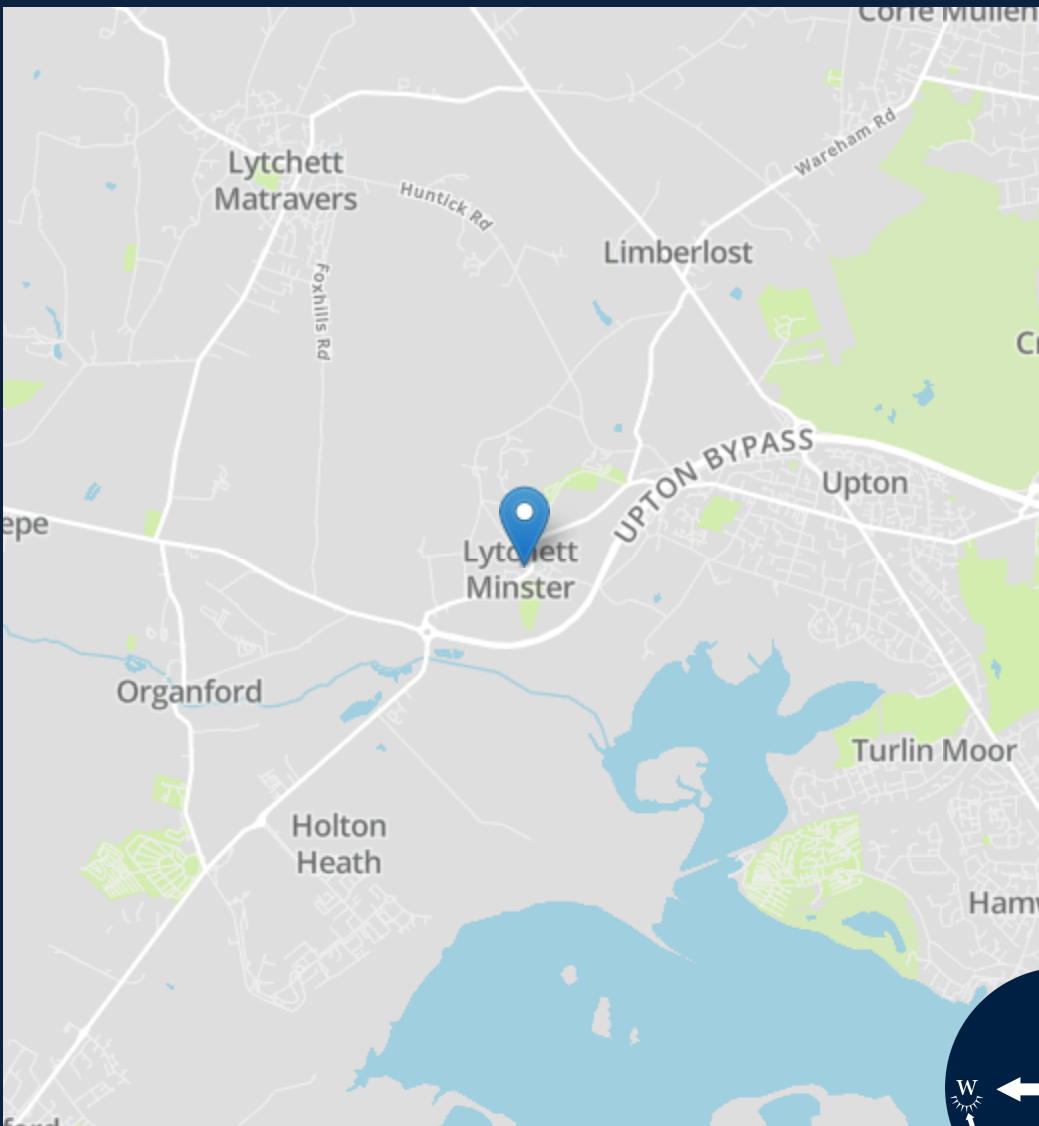


GROUND FLOOR
1160 sq.ft. (107.8 sq.m.) approx.



1ST FLOOR
724 sq.ft. (67.3 sq.m.) approx.





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) 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	
Current: 72	Potential: 80

England, Scotland & Wales

EU Directive 2002/91/EC



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