



## 22 Old Chapel Drive, Lytchett Matravers, Poole, Dorset. BH16 6HA

- Detached Family Home
- Four Bedrooms
- Modern Fitted Kitchen/Breakfast Room
- Spacious Living/Dining/Family Room
- Recently Fitted Bathroom
- Beautifully Landscaped Gardens
- Swimming Pool
- Garage & Driveway



## PROPERTY DESCRIPTION

Mursells Estate Agents are delighted to offer for sale this distinguished four bedroom home with astounding garden, complete with swimming pool, located at the end of a tranquil cul-de-sac within the highly sought after village of Lytchett Matravers with its array of local amenities and excellent schools.

To the front the large block paviour driveway provides ample off road parking leading to a garage with electric up and over door.

The ground floor welcomes you with a generously proportioned 'L' shaped lounge/dining/family room. This is a great, light and airy space with two pairs of sliding doors in the dining area both leading into the wonderful rear garden, great for entertaining! An inset woodburner effect electric fire in the living area gives a cosy feel in the chillier months.

There is a large contemporary fitted kitchen/breakfast room with a wide range of base and wall units providing ample storage and space.

Completing the downstairs accommodation is the convenient cloakroom with w.c and wash hand basin.

Ascend to the first floor where there are four well appointed bedrooms, three benefitting from built in wardrobes and the master bedroom boasting an en-suite shower room. The family bathroom has been recently fitted with modern suite comprising P-shape bath having shower over, wall hung wash hand basin and concealed cistern w.c.

The large meticulously landscaped rear garden is incredible! With areas of decking having steps leading down to an inviting outdoor swimming pool and vast lawned areas with mature trees and shrubs.

Recently decorated throughout in modern neutral tones, this property would make a fabulous family home and must be viewed to be fully appreciated - book your appointment to view by contacting Mursells Estate Agents.



## 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>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	57	
(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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