

**2 Glebe Road, Lytchett Matravers,  
Poole, Dorset, BH16 6EH**



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# 2 Glebe Road, Lytchett Matravers, Poole, Dorset, BH16 6EH

## FREEHOLD PRICE £575,000

A modern 4 bedroom, 2 bathroom, detached home, with garage and delightful gardens, set in this popular village location. The current owner has updated the property and decorated it in fresh, joyful tones and offers 2 reception rooms, kitchen/dining room, utility room and downstairs cloakroom. There is off road parking for 5/6 cars and the property set on a corner location, with the plot screened by trees from the road, making it feel very private. The garden is a real feature with areas to relax, dine and 'chill', along with good storage spaces to both sides of the property. The home can be sold with no forward chain.

- Delightful detached, modern 4 bedroom home, set on a corner, secluded plot
- Refitted kitchen/dining room in a range of white, high gloss handleless units with wood effect work tops over. Fitted with cooker, extractor, and space for fridge/freezer. This room forms the heart of the home, having space for a dining table and views out onto the garden
- Separate utility room with space and plumbing for washing machine and dishwasher, with side door to the garden
- 2 reception rooms, connected by double doors
- Ensuite bathroom, family shower room and downstairs cloakroom
- Generous master bedroom with a range of wardrobes to one wall. Spacious ensuite bathroom, that has been recently refitted to include a bath, double shower, 'his and her' wash hand basins, w.c and window fitted with plantation shutters
- Integrated single garage with power and light
- Off road parking for 5/6 cars with double gates to the right hand side providing excellent further parking area
- Large, boarded loft space with pull down ladder
- Gas central heating and double glazing
- Delightful rear gardens which have been lovingly tended and are extremely private. There is a central lawn with well stocked borders, rear patio with BBQ and a generous decked area, with places for dining and sunbathing. Also offering a summer house, greenhouse, all providing areas to relax, dine and entertain
- Offered for sale with no forward chain

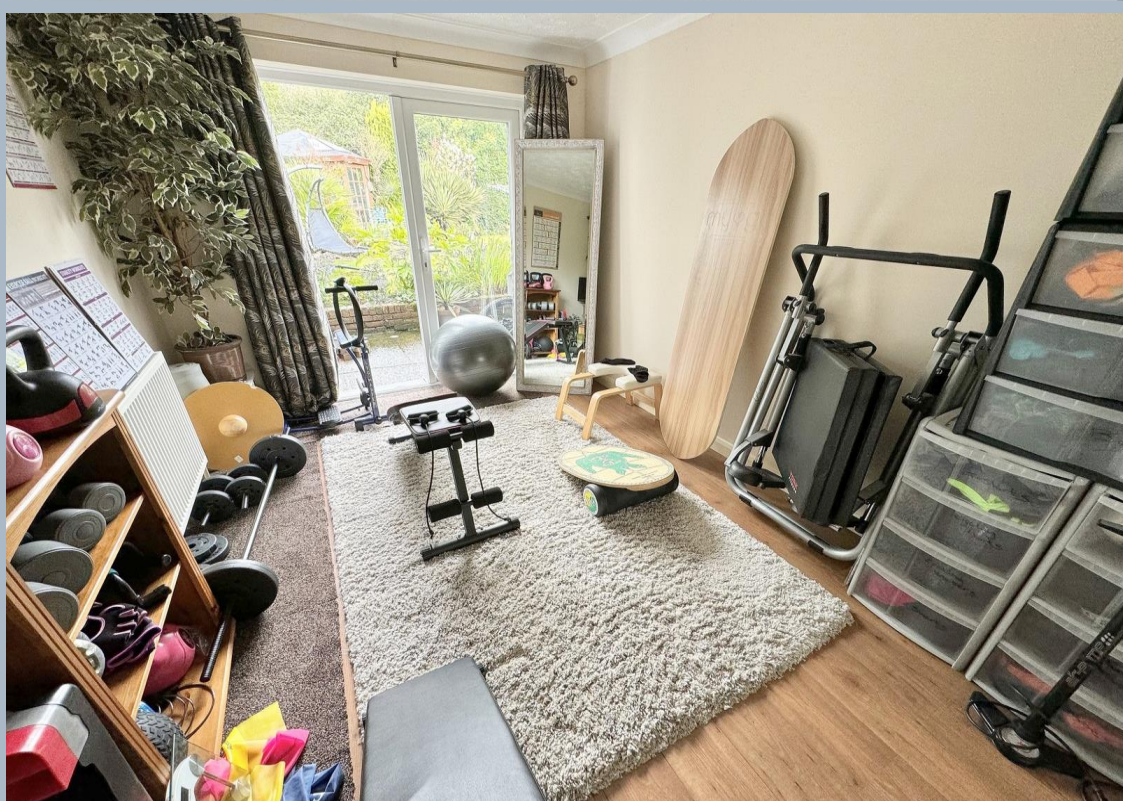
This home is set on the corner of Wareham Road and Glebe Road, in Lytchett Matravers, which is a Dorset village with a community feel situated at the gateway to the Purbeck Hills and the Dorset heathland. It is almost six miles equidistant from Wareham, Wimborne and Poole. This attractive village has small range of shops, two popular public houses called the Rose and Crown and The Chequers, as well as a doctors 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: E

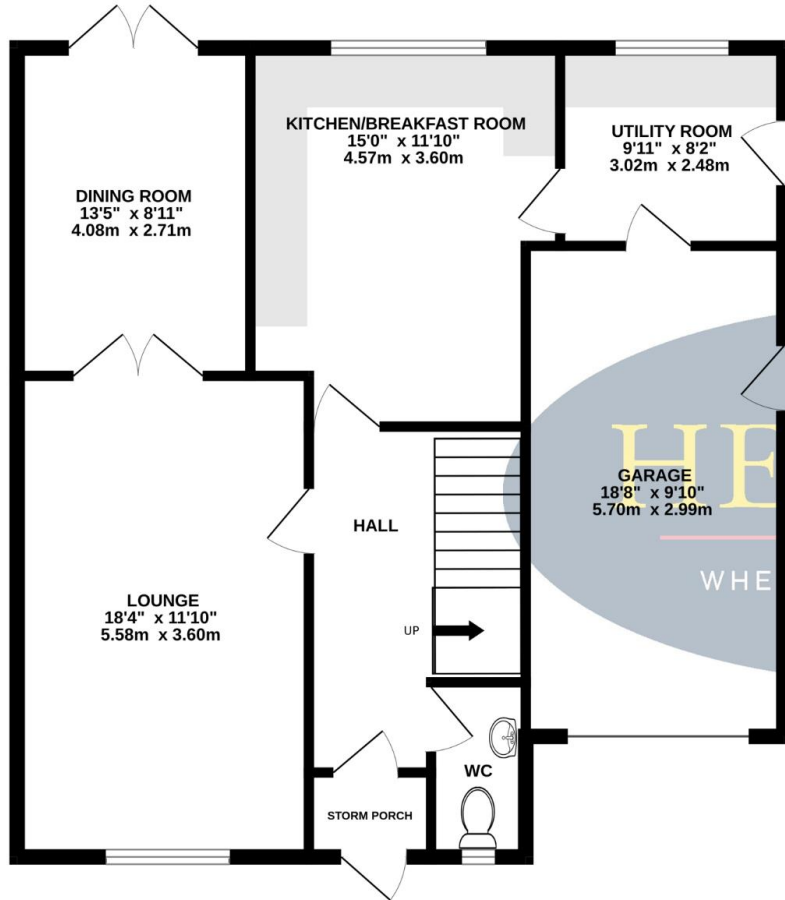
EPC RATE: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

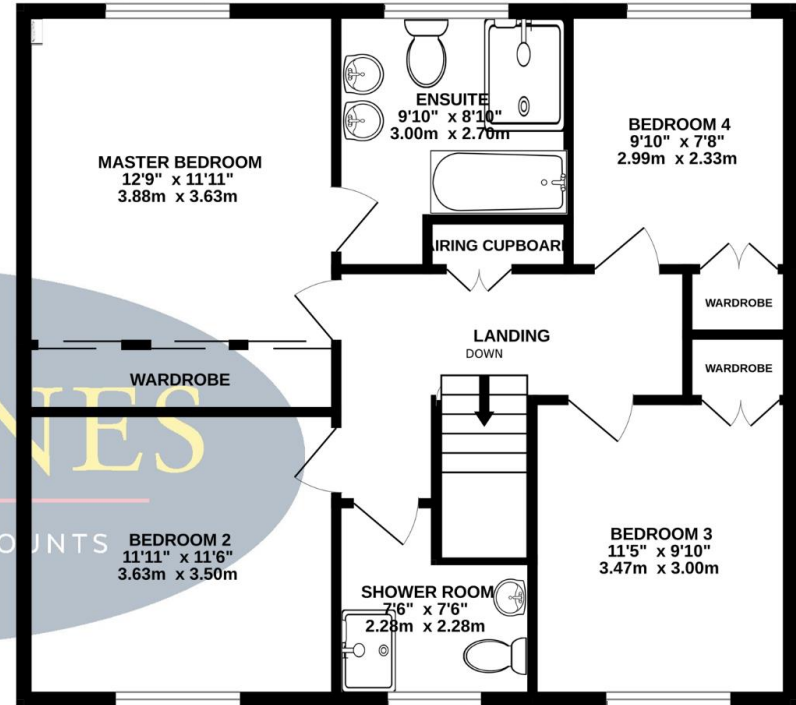




GROUND FLOOR



1ST FLOOR



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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