

**52 High Street, Lytchett Matravers
Poole, BH16 6BH**



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FREEHOLD GUIDE PRICE £499,950 - £515,000

An attractive, modern 4 bedroom, 2 reception room detached home with kitchen/dining room, conservatory, ensuite shower room, garage, and off road parking for 3 cars. Built in 2009, the home is set in the popular village of Lytchett Matravers, and built by local builders Norton Homes, is one of a pair and sits on a low maintenance plot, backing onto a green area behind which is an underground reservoir. Set in a central village location, within a few hundred yards from local shops, the property is an ideal family home.

- Attractive 4 bedroom detached home built in 2009 by local builders, Norton Homes and backing onto grass area behind
- Spacious kitchen/dining room
- Kitchen which has a range of cream shaker style units with work tops over and fitted with an oven, hob and extractor, space for fridge/freezer, washing machine and dishwasher. Doors out to the rear garden and open archway into the snug
- Snug with doors out to a conservatory
- Spacious sitting room with large bay window facing the front
- Large entrance hall with a ground floor cloakroom
- Spacious master bedroom with large bay window and door to an ensuite shower room
- 3 further bedrooms, with the rear rooms having a view over a grass area
- Boarded loft with storage and a pull down ladder
- Gas central heating and double glazing
- Charming new wooden front door
- Replaced boiler in 2023
- Shared driveway to the right hand side of the house with access to a single detached garage with power and light. There is also side access into the garage from the garden for convenience
- Rear garden (approx. 30ft x 32ft) that backs onto an underground reservoir that cannot be built on
- Off road parking to the front for 3 cars, along with a car charging port
- Village location with excellent local schools

The home is set in the heart of the village and within a few hundred yards of the local village shops to include, Tesco Express, Pharmacy, Post Office, and Library. Set opposite the Village Hall and Recreation Ground, and walking distance to two local pubs, 'The Rose and Crown' and the 'Chequers'. The very well regarded local schools include Lytchett Primary School, and Lytchett Minster Senior School. Lytchett Matravers is in a Dorset village with a community feel, situated at the gateway to the Purbeck hills and the Dorset heathland, overlooking the waters of Poole Harbour. It is almost six miles equal distance from Wareham, Wimborne, and Poole.

COUNCIL TAX BAND: F

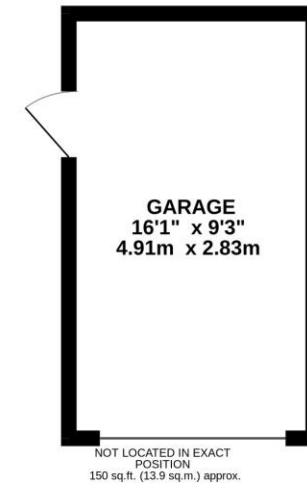
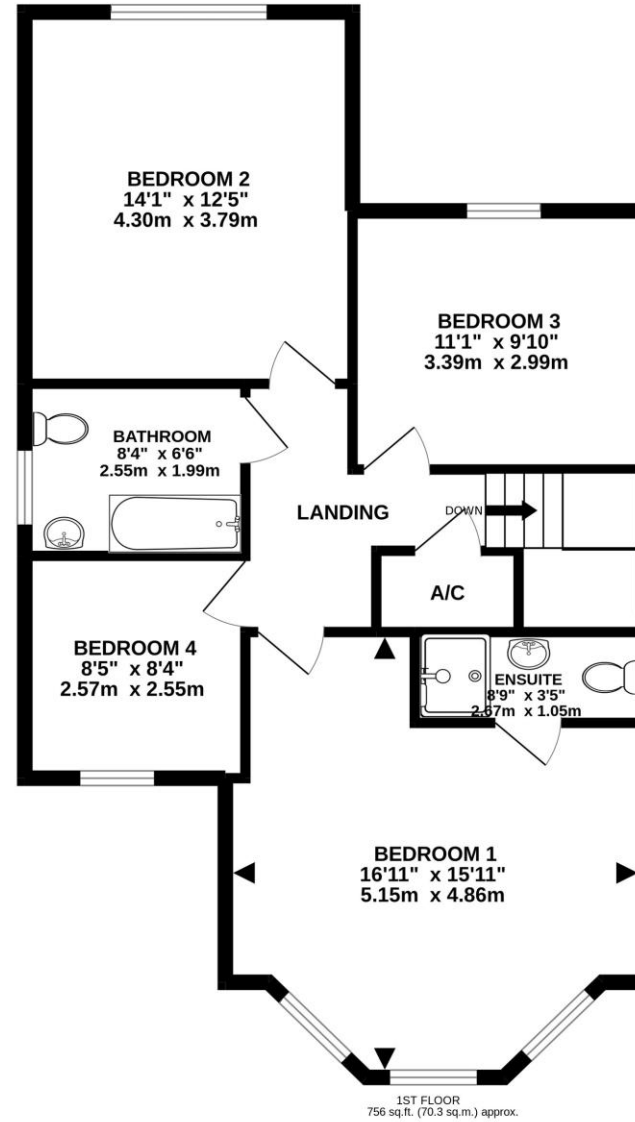
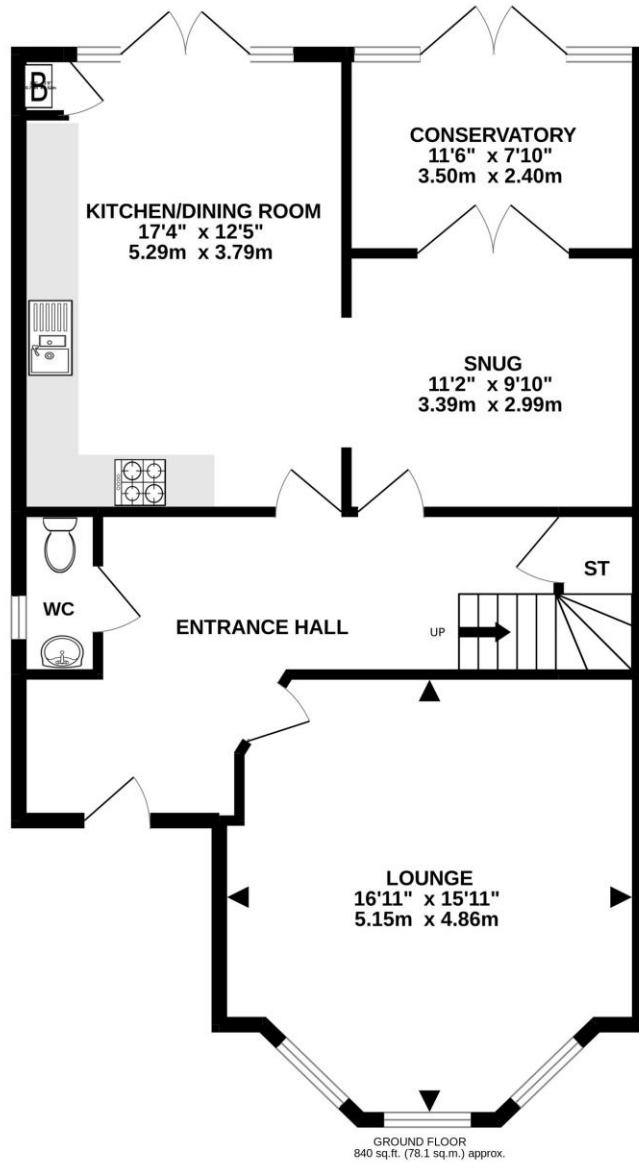
EPC RATE: C





TOTAL FLOOR AREA : 1746 sq.ft. (162.2 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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