



# 26 Cecil Place, Lytchett Matravers, Poole, Dorset. BH16 6FG

- End of Terrace House
- Four Bedrooms
- Modern Kitchen
- En Suite to Main Bedroom
- Driveway
- Allocated Parking
- Private Garden
- Village Location
- Lytchett Schools Catchment



## PROPERTY DESCRIPTION

Mursells Estate Agents are pleased to present this charming four-bedroom end-of-terrace family home, ideally situated in the sought-after village of Lytchett Matravers. This property is conveniently located near local amenities and is within the school catchment area of Lytchett first and secondary school.

Upon entering, you'll find a welcoming hallway that leads to a ground-floor cloakroom and stairs to the upper level. The spacious kitchen/diner features a front-facing aspect and is equipped with a stylish modern kitchen installed just 2 years ago, complete with a butler sink, integrated fridge freezer, single oven with grill and a plumbing for a water softener. There is free standing space for a dishwasher, washing machine and tumble drier. There's plenty of space for a dining table and chairs as well as a bespoke made work station in the rear corner.

The cozy sitting room overlooks the rear garden and is accessible via elegant French doors, creating a seamless connection to the outdoors.

On the first floor, the main bedroom benefits from an impressive modern ensuite shower room, while the three additional bedrooms share a well-appointed family bathroom, featuring a classic suite with a bathtub, WC, and pedestal wash hand basin.

Outside, the property boasts off-road parking to the side and an enclosed East facing rear garden that offers a peaceful retreat, bordered by fencing for added privacy. The garden is primarily low maintenance artificial lawn, complemented by a paved patio area that runs along the back of the house, ideal for outdoor entertaining. In addition, there is an electric car charging point on the drive. There is also an allocated parking space for this property ensure hassle free parking.

Don't miss the opportunity to make this lovely family home your own!

Please note whilst the property is freehold there is an approximate service charge of £45 per month for Cecil Place. The company responsible for these services is Greenbelt, which oversees the maintenance of the roadways, street lighting, and landscaping, including bushes and hedges.



## ROOM DESCRIPTIONS

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# FLOORPLAN & EPC



Ground Floor

1st Floor

Total Area: 101.0 m<sup>2</sup> ... 1087 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>	<b>74</b>	
(55-68)	<b>D</b>		
(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	

Mursells Estate Agents  
 8a, High Street, Lychett Matravers, BH16 6BQ  
 01202 018811  
 info@mursells.co.uk