



16 Anncott Close, Lytchett Matravers, Poole, Dorset. BH16 6BN

- Stunning Detached Bungalow
- Three Bedrooms
- En Suite to Main Bedroom
- Study / Utility
- Modern Decor Throughout
- Central Village Location
- Lytchett Schools Catchment
- Landscaped Garden
- Quiet Cul-de-Sac Location
- Garage & Driveway



PROPERTY DESCRIPTION

We are delighted to present this beautifully modernised three-bedroom detached bungalow, situated in the highly sought-after Anncott Close, Lytchett Matravers.

This charming residence located in the heart of the village, offers a perfect blend of contemporary living and comfortable space.

Upon arrival, the property offers substantial off road parking within a beautifully landscaped Mediterranean setting.

Upon entering, you are greeted by a bright and welcoming hallway that leads you into a spacious living area, ideal for relaxation and entertaining. The modern kitchen, complete with stylish fittings and appliances, leads out onto a generous granite patio and landscaped rear garden. This outdoor oasis is a perfect space, big enough to accommodate a luxurious hot tub and large patio set ideal for unwinding after a long day.

The bungalow comprises three large double bedrooms, with the master benefiting from its own ensuite bathroom.

If you need a dedicated work from home space, the study/utility provides this with plenty of fitted storage.

Additional features include a garage, providing ample space for everything a home of this size would need. The property has been meticulously updated by its current owners.

With its desirable location and thoughtful modernisation, this bungalow offers a wonderful opportunity for comfortable family living. Viewing is therefore highly recommended to fully appreciate all that this home has to offer.



ROOM DESCRIPTIONS



FLOORPLAN & EPC



Energy Efficiency Rating		Current	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			
		69	81
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		63	76
England, Scotland & Wales		EU Directive 2002/91/EC	

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