

**Eldons Drove, Lytchett Matravers,  
Poole, Dorset, BH16 6HH**



**HEARNES**

WHERE SERVICE COUNTS



# Eldons Drove, Lytchett Matravers, Poole, Dorset, BH16 6HH

## FREEHOLD PRICE £535,000

Set in the heart of this village location, in a semi rural setting, is this delightful 4 double bedroom detached home, built by local builders in 2018. Beautifully presented throughout, the home offers 4 bedrooms, ensuite to master, 2 reception rooms, stunning kitchen/dining room, cloakroom and garage. The well planned accommodation offers modern, high convenience living, within a 'turn key' property. The owners have even made some excellent improvements to include, replacing the kitchen with a higher spec and more practical layout, added solid oak wooden floors to the ground floor (except kitchen), fitted artificial grass to the front and rear, along with a stylish patio area.

- Detached 4 double bedroom home, built in 2018 by a local company
- Beautiful kitchen/dining room that has been extensively remodelled by the current owners to include a range of grey handle less units with marble effect work tops over and a central island unit with breakfast bar. Integrated appliances to include 5 ring gas hob with extractor, Bosch double oven, full height fridge, Neff dishwasher and under counter wine fridge. Doors out to the rear garden
- Lounge having doors to the garden and further reception room to the front, currently used as a study
- Downstairs cloakroom
- Integral garage having a utility area to the rear with plumbing and space for a washing machine and tumble dryer, electric up and over door
- Fully tiled 4 piece family bathroom with rain shower and further ensuite to the master bedroom with double walk in shower
- Boarded loft
- Low maintenance southerly facing garden with large patio and artificial grass lawn, fully enclosed level garden
- Gas central heating and double glazing
- Remainder of the NHBC guarantee (expires in 2028)
- Block paved front driveway with parking for 2 cars side by side
- Situated on a quiet road in a semi-rural location with each house in the road having individual names, rather than numbers

Eldons Drove runs between Wareham Road and Middle Road in a popular village location. Lytchett Matravers Pre-School and Primary are just a few hundred yards away and Lytchett Manor Senior school is in the next village. Located around six miles from the port town of Poole and the market towns of Wareham and Wimborne, Lytchett Matravers is a historical village this is mentioned in the Domesday Book and pronounced Litchet. Offering a diverse range of architecture within the village ranging from 14th Century buildings to later style contemporary design the village is surrounded by a sea of green belt countryside. It also has a convenience store, doctors and 2 pubs!

**COUNCIL TAX BAND: E**

**EPC RATE: B**

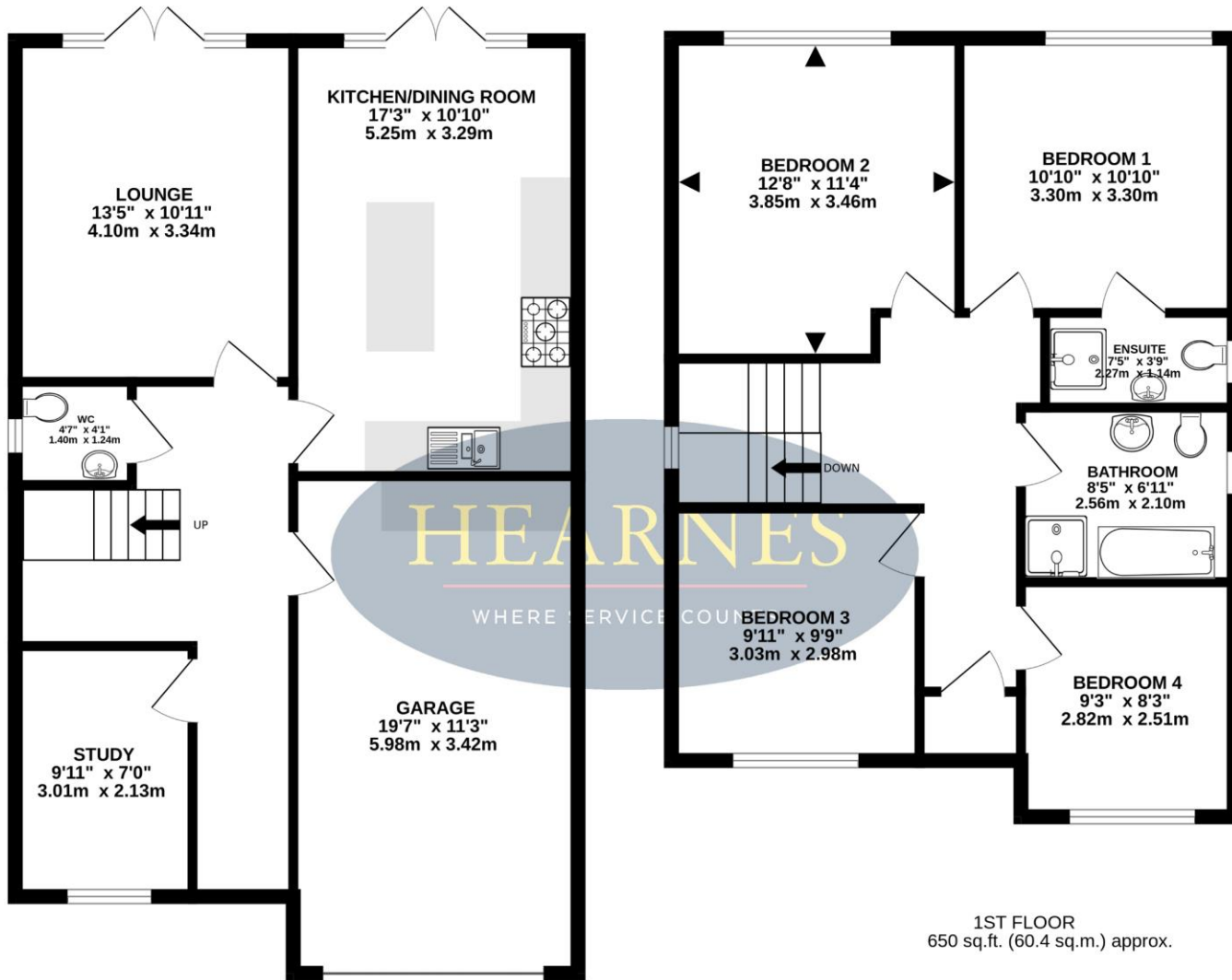
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.











TOTAL FLOOR AREA : 1432 sq.ft. (133.1 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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