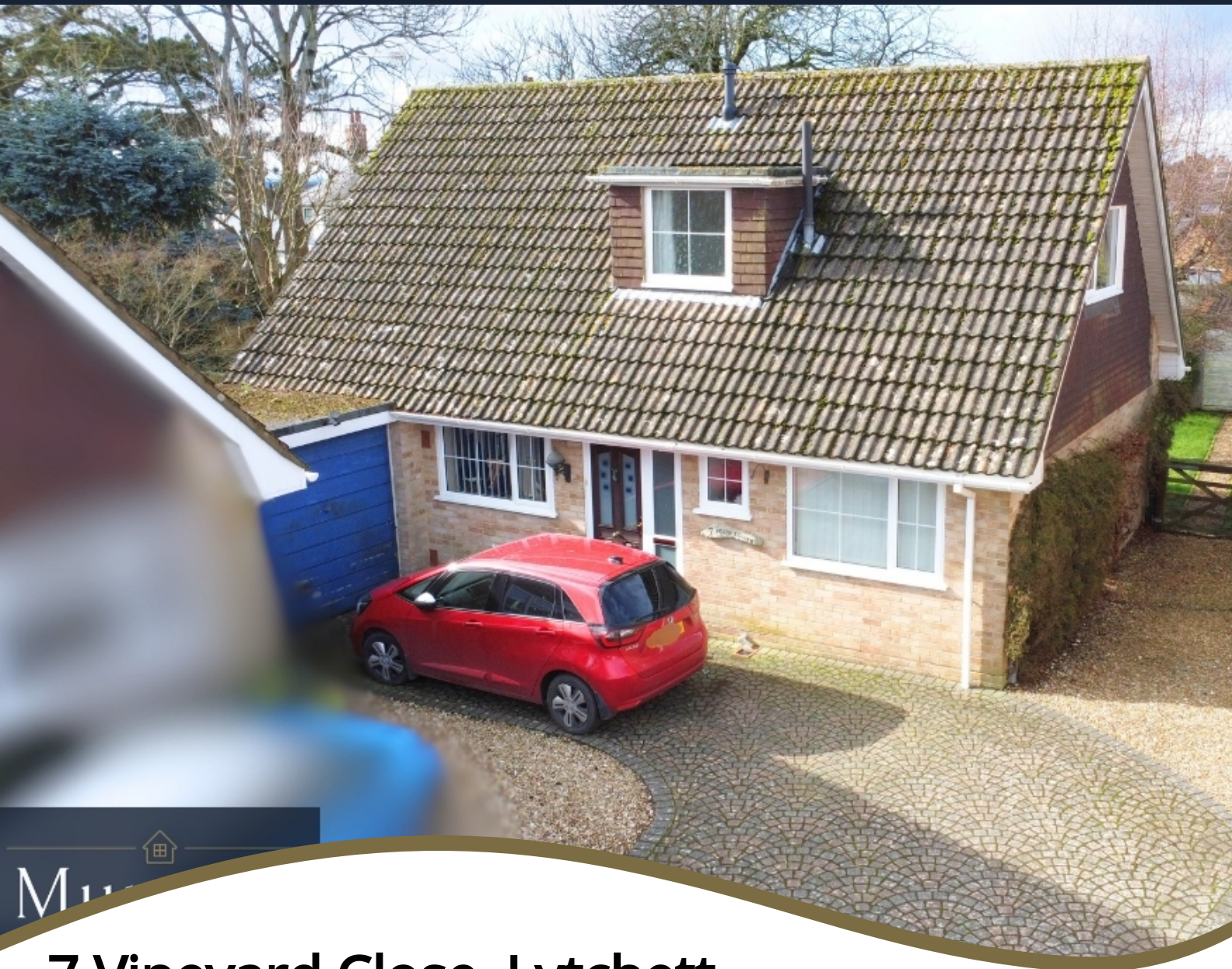


FOR SALE

£485,000 Freehold



7 Vineyard Close, Lytchett Matravers, Poole, Dorset. BH16 6DD

- Detached Family Home
- Four Double Bedrooms
- Kitchen/Breakfast Room
- Spacious Living Room
- Downstairs Shower Room
- Conservatory
- Two Garages
- Delightful Rear Garden



PROPERTY DESCRIPTION

Mursells Estate Agents are pleased to offer for sale this detached family home located on a corner plot within a cul-de-sac in the heart of Lytchett Matravers close to all the local amenities and in the catchment area for excellent local schools.

Entering through the front door there is a small entrance hall, useful for coats and shoes, leading into a large hall with stairs rising to the first floor and doors to all rooms. The kitchen is fitted with a wide range of wood effect wall and base units incorporating double oven and hob with space for freestanding washing machine. There is ample room for dining table and chairs in the dining area, which benefits from lots of natural light via the sliding patio doors that lead into the rear garden.

The living room is a wonderfully spacious room benefitting from sliding patio doors and also double doors into the conservatory, a perfect place for relaxing overlooking the garden.

There are two good size double bedrooms and a shower room with shower cubicle, w.c. and wash hand basin completes the downstairs accommodation.

Upstairs there are two further double bedrooms. The master bedroom has a wonderful conservatory area giving great views over the garden.

There is a fully tiled family bathroom fitted with bath, w.c. and wash hand basin.

Outside to the front is a large driveway providing ample off road parking leading to one of the two garages this property has to offer. A five-bar gate leads into the rear garden and the further garage, which would make an ideal games room for the kids/home gym/workshop etc. The 'wrap around' gardens are a gardener's delight with large lawned areas, patio area, mature shrubs and trees, pond and large greenhouse.

To book your appointment to view - contact Mursells Estate Agents today!



ROOM DESCRIPTIONS



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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