



48 Wareham Road, Lytchett Matravers, Poole, Dorset. BH16 6DS

- Impressive Detached House
- Five Bedrooms
- Separate One Bedroom Annex
- Large Rear Garden
- Driveway and Integral Garage



PROPERTY DESCRIPTION

Mursells Estate Agents are excited to offer for sale this impressive detached property, near the heart of Lytchett Matravers. This distinctive home with five bedrooms and a self contained annexe presents a truly unique opportunity for prospective buyers, boasting remarkable versatility and potential (subject to planning permission) in an exceptional location.

Internally, the residence features a spacious five bedroom layout, including two bathrooms (one en-suite to the primary bedroom), a generous hallway, expansive lounge, kitchen/dining area, utility room, cloakroom, and an integral garage.

Additionally, the annex situated at the rear of the property offers its own entrance, a double bedroom, kitchen, living area, and bathroom. While the annex relies on the main house for utilities, it presents an ideal space for a dependent family member or even a supplementary income stream.

Adding to its appeal, the property boasts a beautiful south-east facing garden, predominantly laid to lawn with a patio area adjoining the main house. Framed by mature shrubbery, the garden includes a designated area at the rear perfect for gardening enthusiasts interested in growing vegetables or raising chickens.

Further enhancing its appeal, a spacious gravel driveway provides ample parking for multiple vehicles, with convenient access to the garage and a pathway leading to the annex and rear garden.

This property offers a rare and enticing opportunity to own a highly adaptable home in a sought after village location, book your appointment to view by contacting 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		77
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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