



HEARNES

WHERE SERVICE COUNTS

**8 Fosters Spring, Foxhills, Lytchett Matravers,
Poole, Dorset, BH16 6NE**

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FREEHOLD PRICE £399,950

A delightful 3 bedroom detached home with open plan kitchen/dining room, sitting room, conservatory, shower room and bathroom. Set on the Foxhills development that was built in 1996 with the current owner enjoying 27 years living here. They have made many improvements over the years with most recently adding a ground floor shower room, front porch, enlarging the kitchen and opening it up into the entrance hall, a conservatory and converted the garage into a gym and utility room with wc. The home is set in a lovely development, right by the Foxhills play area and green. The home further offers double glazing, gas central heating and a driveway with parking for 2 cars. This property has a lovely, homely feel and make a wonderful family home.

- Well presented 3 bedroom detached home in a popular village location
- Kitchen/dining room fitted with a range of white units with wood effect work tops over space for range cooker with extractor above, 1.5 bowl ceramic sink with drainer, space and plumbing for dishwasher and American style fridge/freezer. Understairs shelved larder cupboard and bamboo flooring
- Ground floor shower room having a double length shower, wash basin and wc
- Generous lounge with multifuel burner
- Conservatory with fitted ceiling and window blinds and having doors out to the garden
- Fully converted garage and currently being used as a gym and door to utility room with space and plumbing for washing machine and tumble dryer, further wc and wash hand basin. This space has previously been used as an annex
- Bedroom one with fitted wardrobes to one wall
- Luxury family bathroom having a central bath, wash basin and wc
- Compact, low maintenance and practical fully enclosed south westerly facing garden and side return area for storage
- Set right by Foxhills green with excellent children's play area
- Immaculate throughout with modern décor
- Gas central heating and double glazing with fitted blinds

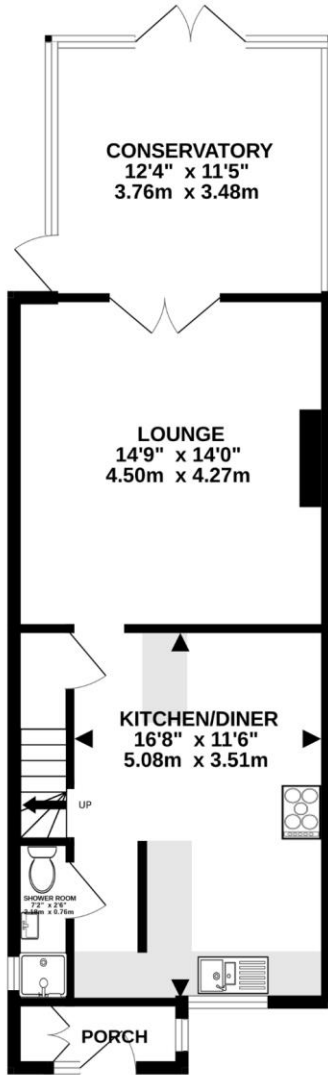
Fosters Springs is situated in a very sought after location within the popular village of Lytchett Matravers. This Dorset village has a community feel situated at the gateway to the Purbeck Hills and the Dorset heathland. It is almost six miles equidistant from Wareham, Wimborne and Poole. This attractive village has small range of shops, two popular public houses called the Rose and Crown and The Chequers, as well as a doctors surgery and a library. The area provides much sought after schools for all ages through Lytchett Matravers Primary and Lytchett Minster School.

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

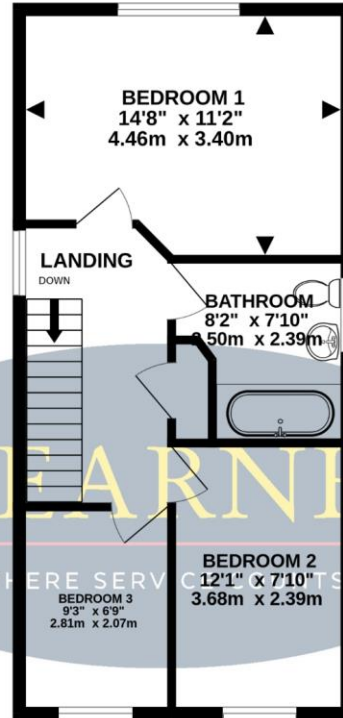




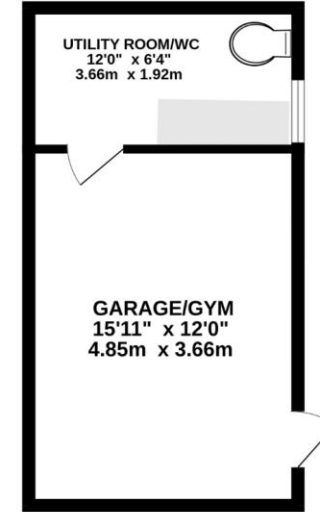
GROUND FLOOR
597 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



GARAGE
267 sq.ft. (24.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1323 sq.ft. (123.0 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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