



HEARNES

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**30 Landers Reach, Lytchett Matravers, Poole,
Dorset, BH16 6NB**

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FREEHOLD PRICE Offers Over £485,000

A well presented and joyfully decorated 4 bedroom, 2 bathroom detached home with enclosed rear gardens, parking and garage. The updated accommodation includes a refitted kitchen with separate utility room, double reception room divided into a dining room and sitting room, conservatory and cloakroom on the ground floor with 4 bedrooms an en suite shower room and family bathroom on the first floor. Set on the Foxhills development that was built in 1996 with number 30 off the road in a cluster of 4 properties. The home further offers double glazing, gas central heating and a driveway with parking for 2 cars and will be sold vacant with no forward chain.

- Well presented 4 bedroom detached home in a popular village location
- All updated and has been modernised inside to include a new kitchen, utility room and bathrooms
- Refitted kitchen in a range of grey high gloss units with wood effect work tops over and integrated Bosch 4 ring gas hob, extractor above and oven below, under counter fridge and space for fridge/freezer
- Separate utility room having sink with dishwasher and space and plumbing for a washing machine. Door to garage
- Ground floor cloakroom and wood effect flooring throughout the ground floor
- Generous lounge/dining room leading to kitchen and conservatory
- Conservatory having doors out to the garden
- Bedroom one with built in wardrobes and door to refitted and modern en suite shower room
- Modern family bathroom having a shower over the bath, wash basin and wc
- Fully enclosed garden with a patio and area of lawn
- Gas central heating and double glazed
- Sold vacant with no forward chain

Landers Reach is situated in the Foxhills development which is 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 doctor's surgery and a library. The area provides much sought after schools for all ages through Lytchett Matravers Primary and Lytchett Minster School.

Council Tax: E

EPC Rating: D

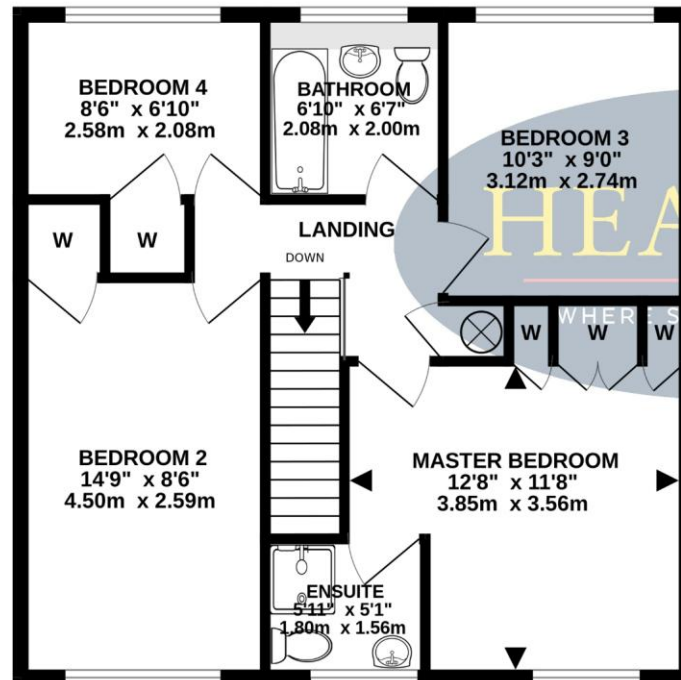
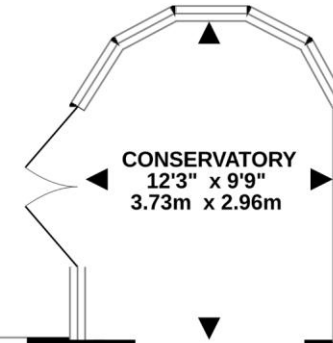
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



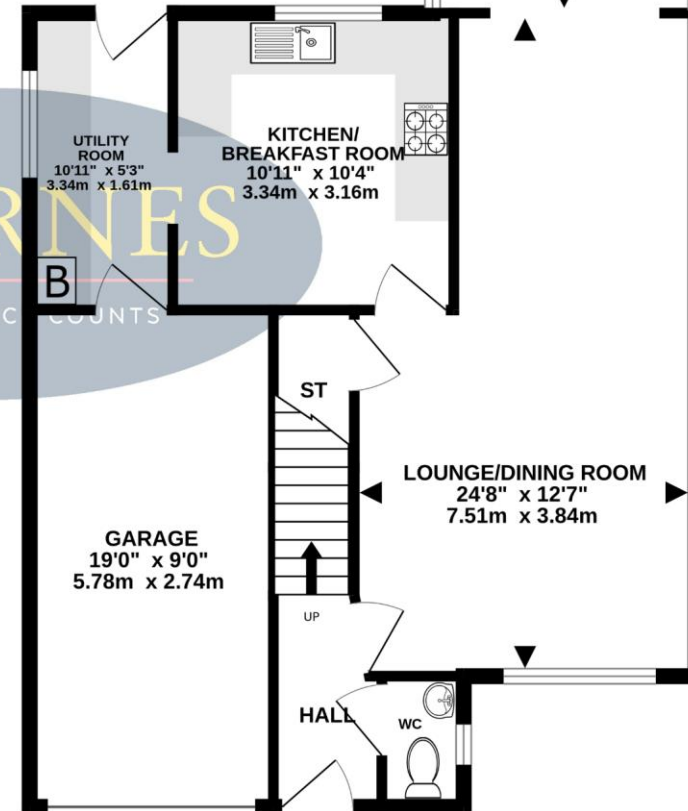


TOTAL FLOOR AREA : 1390 sq.ft. (129.2 sq.m.) approx.

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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1ST FLOOR
601 sq.ft. (55.9 sq.m.) approx.



GROUND FLOOR
789 sq.ft. (73.3 sq.m.) approx.





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