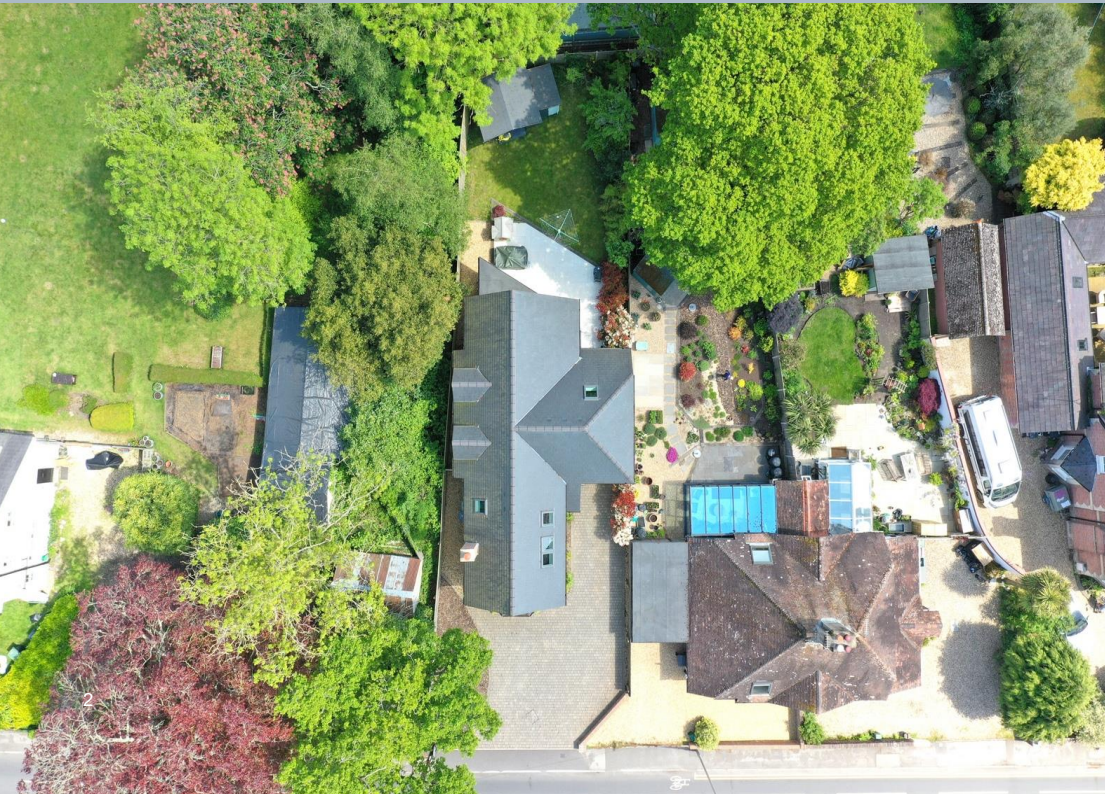


Dorchester Road, Lytchett Minster
Dorset, BH16 6JE



HEARNES

WHERE SERVICE COUNTS



Dorchester Road, Lytchett Minster, Dorset, BH16 6JE

Freehold Offers in Excess of £700,000

A beautifully appointed detached 4 double, 3 bathroom home, set in a desirable semi-rural location in the well regarded village of Lytchett Minster. Built in 2019, by local builders, the home has many wonderful features to include a stunning kitchen/dining/family room, with fully integrated quality appliances, separate utility room, garage, study, elegant sitting room with log burner, large master suite with walk in wardrobe and shower room, further bedroom with cathedral ceiling and en suite shower room, spacious luxury bathroom and 2 further bedrooms. The fully enclosed rear garden is approached by bi-fold doors with a large patio area and a new summer house.

- Detached 4 double bedroom home, built in 2019 to a very high specification in a semi -rural location
- Stunning kitchen fitted with a range of deep olive handleless units with a contrasting copper edging, and dark work tops over, all with underlighting and to compliment, a central island with breakfast bar area. Fully fitted with integrated appliances to include a Neff double oven, induction hob, extraction hood, fridge/freezer, Bosch dishwasher and coffee machine. Attractive tiling with underfloor heating and feature corner rear floor to ceiling bi-fold doors, leading into the garden. This whole room flows beautifully with space for a dining table, and corner area for sofa with further kitchen storage units
- Separate utility room with sink and plumbing/space for a washing machine and tumble dryer
- Door to garage through the utility room with electric up and over door and a water softener fitted
- Beautifully tiled floor in large 800mm x 800mm tiles in entrance area, flowing through to the kitchen/family area, all with underfloor heating
- Elegant dual aspect sitting room, with large bay to the front, central log burner with wooden hearth, and beautifully fitted plantation shutters
- Ground floor study/office and separate cloakroom
- Oak turned stairway with glazed central panels affording light to flood into this area
- Stunning rear bedroom with cathedral ceiling having floor to ceiling windows, fitted with plantation shutters having a view over the garden and fields beyond
- Master suite to the front with dual aspect windows, walk in wardrobe, and en suite shower room
- 2 further bedrooms, all with fitted shutters
- Stunning spacious luxury bathroom with a central 'Mode' freestanding oval bath, walk in double rain shower, all beautifully tiled
- Private enclosed rear garden with attractive patio, and recently built summer house
- Block paved driveway with parking on the driveway for 2/3 cars
- Gas central heating and double glazing throughout

Set in the semi rural location in the village of Lytchett Minster, the property is walking distance to local amenities to include Lytchett Minster Senior School, Lytchett Church and St Peter's Finger Pub. Just opposite the home, a phone box has been turned into a 'Book Exchange' which is rather a charming feature of the village. The surrounding areas of Upton Country Park, Poole Harbour, Wareham Forest, beaches, and sea offer a great outdoor experience, which are within 5 miles.

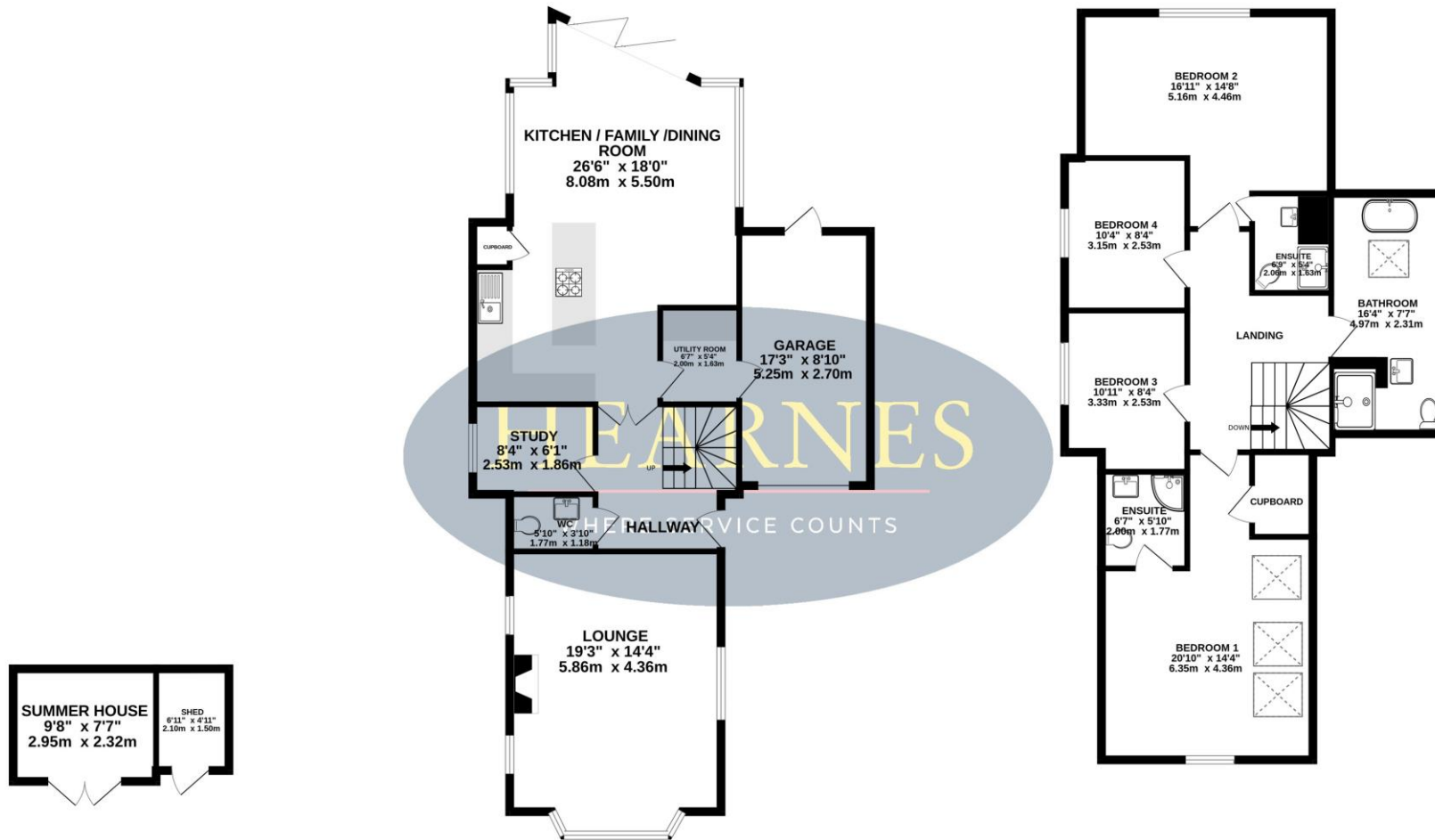






GROUND FLOOR
1077 sq.ft. (100.1 sq.m.) approx.

1ST FLOOR
937 sq.ft. (87.0 sq.m.) approx.



TOTAL FLOOR AREA : 2160sq.ft. (200.7 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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