

FOR SALE

£365,000 Freehold



# 3 The Spinney, Lytchett Matravers, Poole, Dorset. BH16 6AU

- Detached Family Home
- 3 Bedrooms
- Garage
- Off Road Parking
- South East Facing Garden
- Far Reaching Views
- Modern Kitchen
- Downstairs W.C
- Lytchett Schools Catchment





## PROPERTY DESCRIPTION

Mursells Estate Agents are delighted to offer for sale this 3 bedroom detached family home in a fantastic location in Lytchett Matravers. Close to local shops and amenities, surrounded by countryside yet only 10 minutes drive into Poole.

The house is located within walking distance of the local Primary school and a bus is provided to the village for the local Secondary school.

The property is accessed via a part glazed UPVC front door into the hallway. From there there is access to the WC and the lounge, which is front facing with an UPVC window, radiator, TV point, phone point, feature woodburner, door to the dining room and stairs to the first floor. The stairs have stylish storage drawers and wood panelling finish.

The open plan kitchen/dining area to the rear is a real wow factor, installed and modernised in 2020 it has spaces for free-standing fridge freezer, slim-line dishwasher and washing machine. A combi boiler is housed in one of the cupboards in the kitchen. There are double French doors out to the rear garden from the dining space.

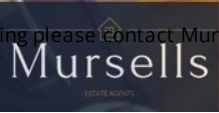
Upstairs the landing has a side aspect UPVC window. There is access to the fully boarded and insulated loft space via a hatch with a fitted ladder. The airing cupboard currently contains a free standing tumble dryer and shelved storage.

There are 3 bedrooms in total, 2 doubles and 1 single. The main bedroom has beautiful far reaching views, which must be seen in person to truly appreciate.

The bathroom has a rear aspect frosted UPVC window, towel rail radiator, toilet, vanity wash hand basin and a rain-fall shower and standard shower over a panel enclosed bath.

The rear garden is a South East facing tiered and landscaped space. It boasts a beautiful sun terrace with patio and pergola overhead, with built-in sun shades. Steps lead down to the tiered garden with flower beds, raised vegetable patch and access to the garage and rear driveway.

The property further benefits from an insulated garage with up-and-over door, lights and power supply and side access. The house has also recently had cavity wall insulation installed, chimney swept and full boiler service.



For more information or to book your viewing please contact Mursells Estate Agents.



## ROOM DESCRIPTIONS

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# FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>64</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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