

FOR SALE

£435,000 Freehold



35 Landers Reach, Lytchett Matravers, Poole, Dorset. BH16 6NB

- Detached Bungalow
- Two Double Bedrooms
- Modern Kitchen and Bathroom
- Spacious Living Room
- Conservatory
- South West Facing Garden
- Driveway and Garage
- Quiet Cul-de-Sac Location



PROPERTY DESCRIPTION

Mursells Estate Agents are pleased to offer for sale this delightful immaculately presented detached two bedroom bungalow situated in a quiet cul-de-sac in the ever popular village of Lytchett Matravers.

Built in 1996 and with triple glazing throughout installed in 2019 (except the window in the kitchen), the property is approached via an attractive herringbone block paviour driveway leading to a garage, ensuring ample parking and storage space for vehicles and belongings. The front garden is laid to lawn.

There is a spacious, light and airy modern kitchen, ideal for culinary enthusiasts with its wide range of base and wall units incorporating built in oven and hob and space for table and chairs.

The living room has both window to the side and sliding double doors into the conservatory, which was recently updated in 2020 with new double glazed doors and windows, fitted with vertical blinds with solar reflective coating, plus double glazed solar rejecting blue glass roof panels. Overlooking, and with access to, the rear garden this space is perfect for either dining or relaxation.

The residence boasts two generously sized double bedrooms to the front of the property, the master having fitted wardrobes.

Enhanced by Karndean flooring with the added luxury of underfloor heating, the family bathroom provides a luxurious retreat for unwinding after a long day. Fitted with a modern white suite including a Carronite reinforced shower bath, w.c with concealed cistern and wash hand basin set in sleek vanity unit. Additional benefits are a dual fuel towel rail radiator and illuminated and heated mirror.

Stepping outside, the secluded, landscaped south west facing rear garden with its porcelain tiled patio and steps leading down to a lawned area and further patio area, all enclosed by recently erected fencing, offers a peaceful oasis, perfect for relaxation or entertaining guests. Another captivating feature of this home is its proximity to nature, with the rear garden situated mere steps away from an open space adorned with a tranquil water stream.

This charming bungalow must be viewed internally to be fully appreciated - book your appointment today by contacting Mursells Estate Agents.



ROOM DESCRIPTIONS

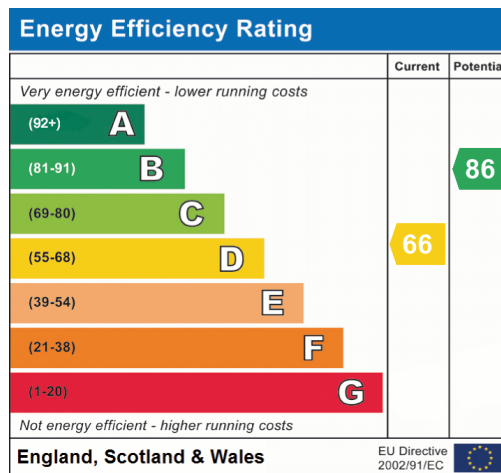


FLOORPLAN & EPC

Mursells



Total Area: 81.0 m² ... 872 ft² (excluding garage)
All measurements are approximate and for display purposes only



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