



**Four Winds, Flowers Drive, Lytchett Matravers,
Poole, Dorset BH16 6BX**

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FREEHOLD GUIDE PRICE £600,000 - £625,000

A rare opportunity to acquire a spacious detached bungalow offering enormous potential on a superb, third of an acre plot in this fabulous rural setting. The property has been owned by the present family for around 50 years and it has been extended and improved over that time, whilst offering potential for improvement and extension (subject to planning permission) The beautiful rear garden is a particular feature, approximately 175 ft in length with a westerly aspect and is extremely private backing onto a small copse with farmland beyond and farmland opposite. The frontage is enclosed and provides a generous parking area with a drive via double gates to a car port and garage. There are 3 bedrooms, a refitted shower room with additional cloakroom, large kitchen/dining room, lounge opening into a conservatory at the rear, and an additional sitting room/bedroom with stairs up to a large loft area which has had a variety of uses but is essentially an attic space.

- Third of an acre plot
- Spacious 3 bedroom bungalow offering enormous potential for improvement and extension (STPP)
- Superb rural setting with farmland to front and rear
- Generous driveway plus carport and garage
- Gas central heating via radiators
- Double glazing
- Bright and airy throughout
- Beautiful 175' extremely private rear garden

Flowers Drove is on the outskirts of Lytchett Matravers just half a mile from the centre where there are local amenities including a Tesco Express, doctors practice, library and public house or two! Poole town centre is approximately 6 miles away where there is a mainline railway station as well as the Quay with many eateries and fun facilities. Upton Park Country Park is with 4 miles.

COUNCIL TAX BAND: E

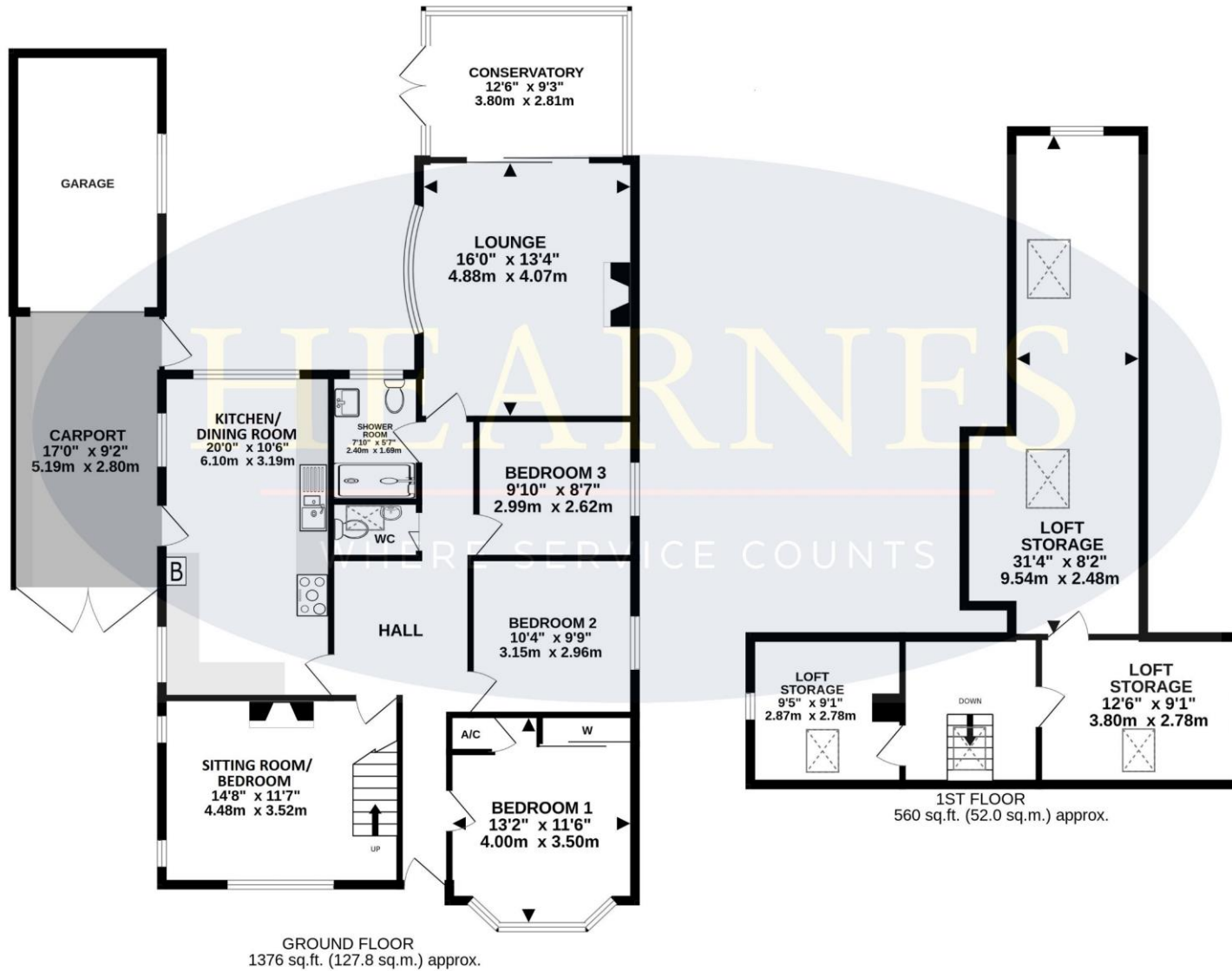
EPC RATE: E

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.





TOTAL FLOOR AREA (INCLUDING LOFT SPACE): 1935 sq.ft. (179.8 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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