

FOR SALE

£450,000 Freehold



# 4 Scutts Close, Lytchett Matravers, Poole, Dorset. BH16 6HB

- 3 Bedrooms
- Modern Fitted Kitchen
- Bi-Fold Doors
- Lytchett Schools Catchment
- Detached Extended House
- Low Maintenance Rear Garden
- Garage & Driveway
- Vendors Suited



## PROPERTY DESCRIPTION

Mursells Estate Agents are pleased to offer for sale this fantastic property nestled within the peaceful enclave of Scutts Close, this charming extended detached house offers an ideal blend of modern comfort. Boasting a prime location in the picturesque Lytchett Matravers, this residence presents a delightful opportunity for discerning homeowners.

Upon entering, the home exudes a welcoming ambiance, with a modern extended kitchen serving as the heart of the abode. Adorned with sleek fixtures and illuminated by Velux windows, the kitchen bathes in natural light, creating an inviting atmosphere for culinary delights. The addition of bifold doors seamlessly integrates indoor and outdoor living, offering effortless access to the landscaped garden.

A convenient downstairs W.C. provides practicality and ease of living, while the expansive lounge provides ample space for relaxation and social gatherings.

Ascending the staircase, three generously proportioned bedrooms await, each offering comfortable accommodation and ample natural light. The family bathroom, conveniently located upstairs, features a luxurious bath and an overhead shower.

Externally, the property offers off-road parking on the driveway, ensuring convenience and accessibility for residents and guests alike. The addition of an electric garage roller door adds a touch of modern convenience. The garage does have the scope and potential to be converted and used as a generous sized utility room.

Situated within the catchment area for Lytchett Primary School and Lytchett Minster Secondary School, this exceptional residence is perfectly positioned for families seeking quality education for their children. With its desirable location, spacious interiors, and array of features, this property presents a rare opportunity to embrace a lifestyle of comfort and sophistication in the heart of Lytchett Matravers.

**\*\* Agents note: The scaffolding is currently in place as the property is being painted \*\***

For more information or to book your viewing 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>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>67</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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