

Ju Del Lodge, New Road, Lytchett Minster Poole BH16 6JQ  
£550,000 Freehold

**MAYS**  
ESTATE AGENTS









## Property Summary

A four double bedroom two bathroom detached residence, private set on a spacious southerly facing plot. Offering flexible accommodation, a detached double garage and off-road parking for various vehicles.



## Key Features

- Detached four-bedroom family home
- Two modern bathrooms
- Spacious lounge
- Dining room
- Kitchen/breakfast room
- Generous gardens
- Detached double garage
- Off road parking for various vehicles
- Rural picturesque setting





## About the Property

The property is approached via a deep driveway, which provides off-road parking for various vehicles. This leads to a detached double garage, gated side access and an open front porch.

On entry, a spacious entrance hall leads through to the main lounge reception and kitchen/breakfast room. The bright and spacious lounge enjoys a dual aspect and direct access outside via sliding doors and offers plenty of space for soft seating. This room features an attractive feature log burner and leads through to a separate dining room with space for a dining table and chairs.

The kitchen/breakfast room really is at the heart of this home and offers an attractive modern shaker kitchen with plentiful storage and quality integrated appliances. This room also enjoys space for a breakfast table and chairs.

A useful utility room is located off the kitchen/breakfast room and offers space for freestanding appliances. This room also leads through to the second reception room which offers an ideal space for entertaining or 'losing' the children.

A ground floor WC and garden room complete the ground floor accommodation on offer.

Rising to the first floor, four spacious double bedrooms greet you with the main bedroom enjoying a dual aspect and an en-suite shower room. A quality main bathroom serves the remaining bedrooms and features a roll top bath and separate shower.

Externally, the property enjoys a southerly facing plot and generous gardens, with a deep driveway and a detached double garage.

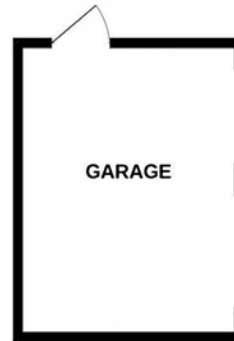
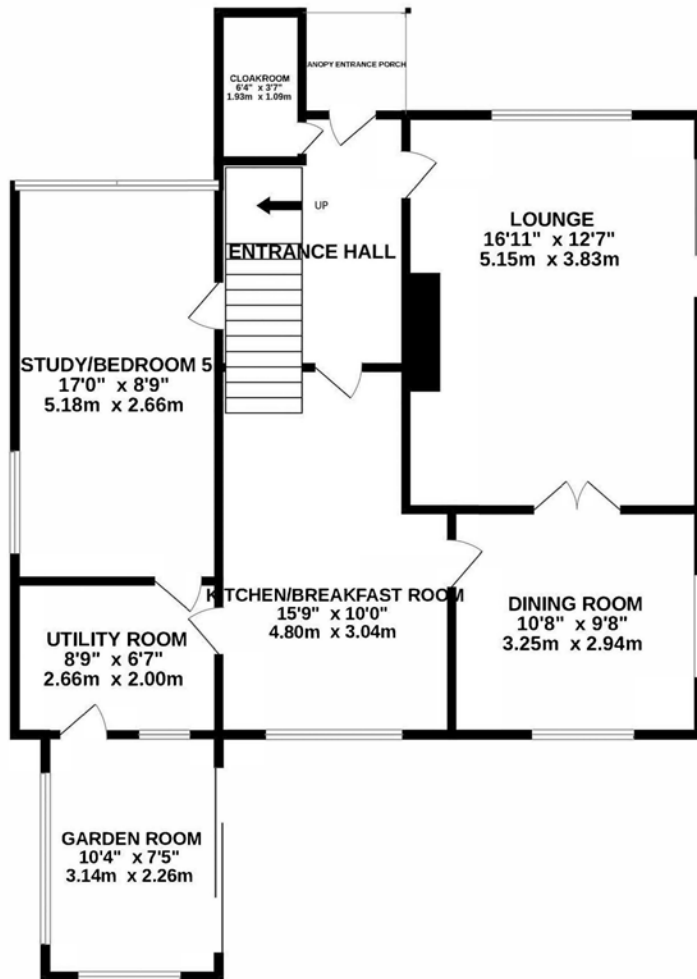
In total, a superb family home located in a rural picturesque setting in the tranquil Lytchett Minster Village with its local shops, country pubs, church, popular secondary school and amenities.

Tenure: Freehold

Council Tax Band: F (Dorset)

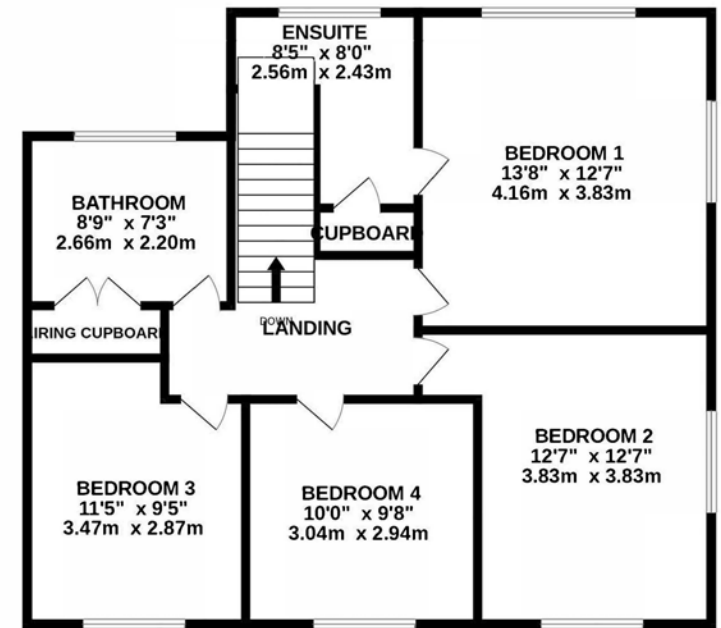


GROUND FLOOR  
981 sq.ft. (91.1 sq.m.) approx.



NOT LOCATED IN CORRECT POSITION

1ST FLOOR  
725 sq.ft. (67.4 sq.m.) approx.



**TOTAL FLOOR AREA : APPROXIMATELY 1586sqft (147.3sqm)**

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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## About the Location

Lytchett Minster is a picturesque village with country pubs, a historic church and the popular Lytchett Minster School for pupils aged 11-18. The village is about 4 miles from the coastal town of Poole and enjoys good road access to the county town of Dorchester. Both of these towns have mainline rail links to London Waterloo.

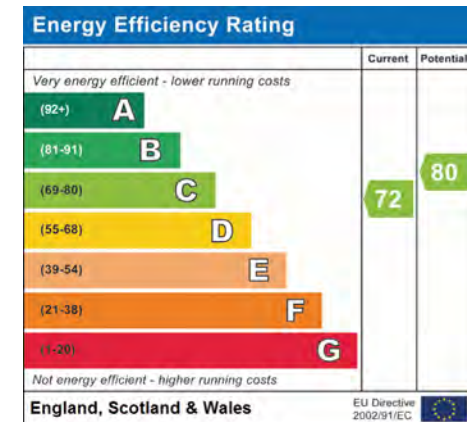
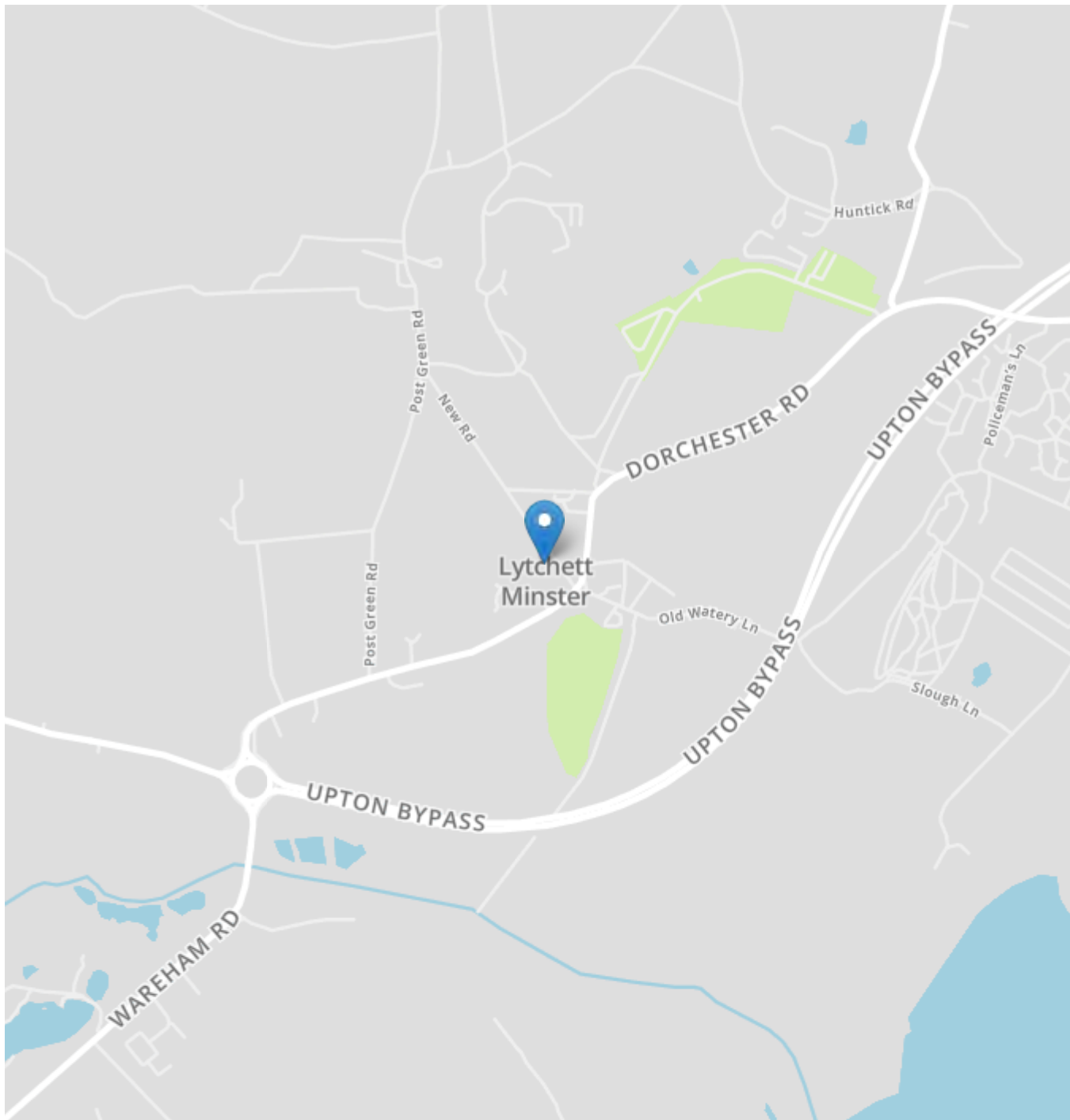


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We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

#### New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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