

# Deans Drove, Lytchett Matravers, Poole, Dorset, BH16 6EQ



**HEARNES**

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# Deans Drove, Lytchett Matravers, Poole, Dorset, BH16 6EQ

## FREEHOLD PRICE £600,000

First time to the market since it was built in the 1960's is this spacious, extended, detached 4 double bedroom bungalow set on a generous corner plot, with surrounding gardens, extensive parking, 16'6" x 16'5" garage and in a highly desirable village location. Offering huge potential for modernisation/extension (subject to planning) and offering a spacious partly boarded loft with window. The accommodation has a good size entrance hall with all rooms leading off and attractive wooden parquet flooring. There is a generous sitting room, kitchen/dining room, ensuite shower room, family bathroom and separate w.c. along with a workshop and entrance porch. The home has been dearly loved and was a fabulous place to raise a family with a very welcoming feel to it. Having many of the original features gives it a charm and feeling of homeliness. The property is sold vacant and with no forward chain.

- Generous, secluded corner plot for this spacious 4 double bedroom detached bungalow
- First time to the market since it was built in the 1960's
- Spacious sitting room with views to the rear
- Kitchen/dining room with the original 1960's design
- Bedroom one with ensuite shower room and all bedrooms having garden views out to the front
- Huge potential for extension/loft conversion (subject to planning)
- Partly boarded loft with pull down ladder
- 16'6" x 16'5" Detached garage with power and light
- Approximately 15'4 x 9'11 workshop integrated with bungalow
- Gardens surrounding 3 sides with a high hedge to offer a high degree of privacy. The house sits east to west on the plot, with the morning sun pouring into the kitchen and sitting room, and the bedrooms enjoying the afternoon sun. The whole plot gets sun throughout the day as it moves around the house
- Landscaped lawns with an array of trees, plants, shrubs and hedging.
- Sweeping driveway with parking for approximately 8 vehicles
- Vacant and sold with no forward chain

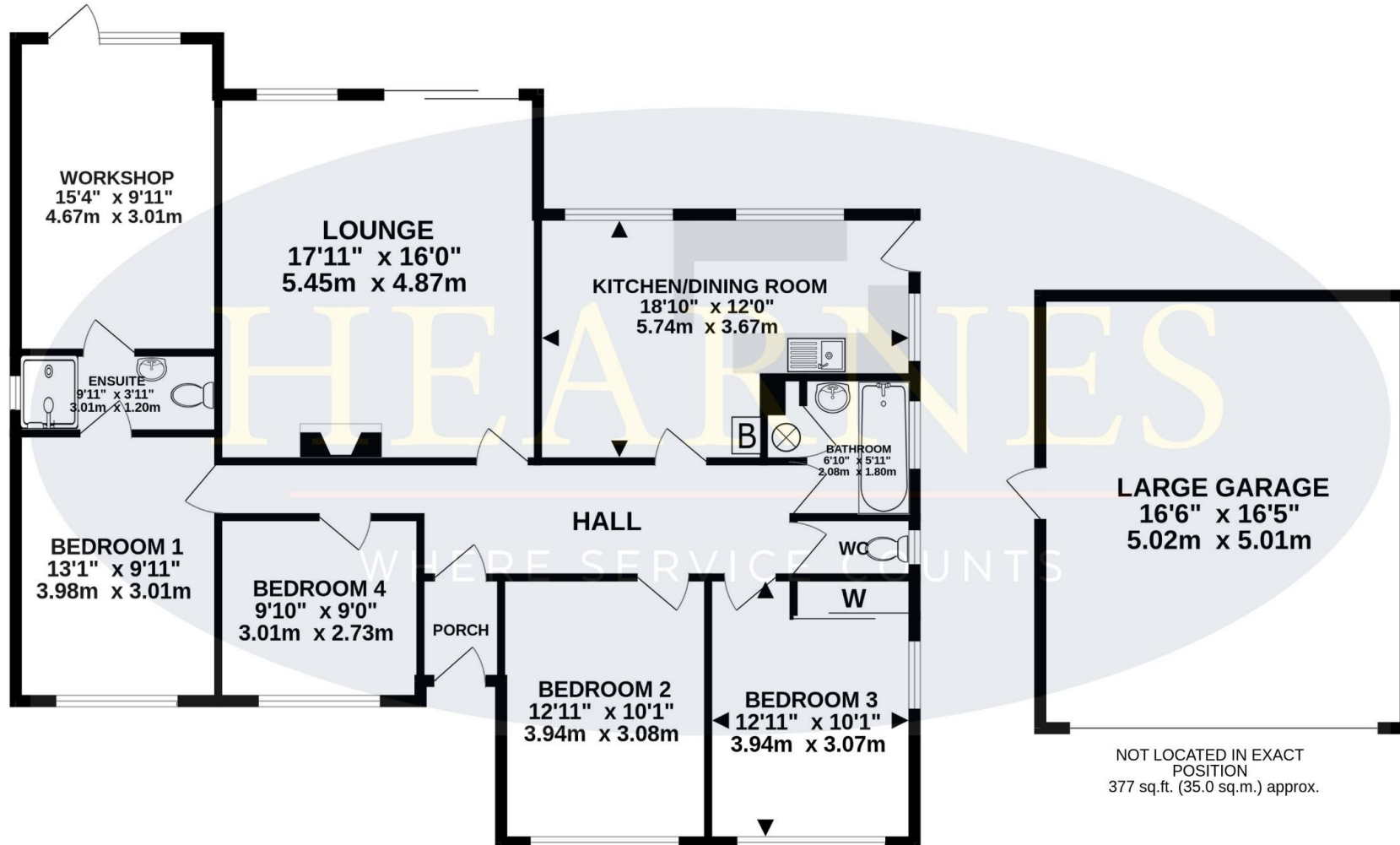
Applecross is set on the corner of Wareham Road and Deans Drove, in Lytchett with the front door accessed via Wareham Road. Lytchett Matravers is a Dorset village with a community feel situated at the gateway to the Purbeck Hills and the Dorset heathland, overlooking the waters of Poole Harbour. It is almost six miles equidistant from Wareham, Wimborne and Poole. This attractive village has small range of shops, two popular public houses called the Rose and Crown and The Chequers, as well as a doctors surgery and a library. The area provides much sought after schools for all ages through Lytchett Matravers Primary and Lytchett Minster School.





TOTAL FLOOR AREA : 1720 sq.ft. (159.8 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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GROUND FLOOR  
1344 sq.ft. (124.8 sq.m.) approx.





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