



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

- Spacious Family Home
- Five Bedrooms
- En-Suite Shower Room
- Modern Fitted Kitchen
- Large Living Room
- Secluded Rear Garden with Summerhouse
- Off Road Parking
- Popular Village Location



PROPERTY DESCRIPTION

Mursells Estate Agents are excited to offer for sale this substantial detached family home with five bedrooms in the heart of the ever popular village of Lytchett Matravers with its excellent local schools and amenities.

Stepping inside, you are greeted by a seamless fusion of sophistication and luxury with underfloor heating throughout the hallway that extends into the kitchen/dining area. There is a wide range of modern, sleek units providing ample storage, integral Neff dishwasher and a Rangemaster oven included in the sale. With a utility area to the rear having spaces for washing machine, tumble drier and fridge/freezer and a dining area to the front, this room has everything you need for cooking those culinary delights and dining in style.

An inviting living room exudes charm and comfort, offering the perfect setting for relaxation and entertainment. Bathed in natural light, this inviting space features double French doors that open out onto the enchanting south-east facing garden and to the countryside views beyond.

Completing the downstairs accommodation, together with a convenient cloakroom with w.c. and wash hand basin, there is the convenience of a fifth bedroom, providing flexibility for multi-generational living arrangements, guest bedroom or serving as a versatile home office space.

Upstairs there are four generous size bedrooms, the master benefits from luxury en-suite shower room boasting Grohe system renowned for their elegant designs and quality build.

A modern family bathroom fitted with bath with shower over and w.c. with concealed cistern and wash hand basin set in a vanity unit completes the upstairs accommodation.

Outside, the secluded rear garden is a great space for al-fresco dining/entertaining/relaxing with large patio area, lawned area and various mature trees and shrubs. There is a large garden shed and wonderful summerhouse on decked area, so you can enjoy relaxing in the garden even if the sun isn't shining!

This impressive house is immaculately presented throughout and would make an ideal family home. Book your appointment today to view by contacting Mursells Estate Agents.



ROOM DESCRIPTIONS



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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