



HEARNES

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**Old Chapel Drive, Lytchett Matravers
Poole, Dorset, BH16 6HA**

Old Chapel Drive, Lytchett Matravers, Poole, Dorset, BH16 6HA

Freehold Price Offers Over £550,000

First time to the market since it was built, 40 years ago, is this delightful four bedroom, split level detached home that is nestled into the most wonderfully secluded plot, approaching half an acre. Set at the end of a cul-de-sac, in a very desirable area; homes in this location come rarely to the market. The property benefits from a modern refitted kitchen/breakfast room, with utility area, 2 reception rooms, delightful, raised conservatory with views over the garden, a private driveway with parking for 2/3 cars and a double garage. The home benefits from plenty of storage throughout to include built in wardrobes in all the bedrooms. Outside the gardens sweep down to an area of woods which back onto farmland. This wonderful rear garden measures approximately 500ft x 40ft (extending to 100ft) wide and is an absolute delight for wildlife and for young children to play in. The home has been dearly loved by the current owners who have fond memories of raising their children and it being a wonderful family home, in a very friendly neighbourhood.

- Detached 4 bedroom, split level family home nestled into a plot approaching half an acre
- First time to the market since it was built 40 years ago
- Well-presented throughout and it has been deeply loved and well cared for by the current owners since they bought it from new, 40 years ago
- Refitted kitchen/breakfast room with integrated appliances to include Neff 4 ring hob with extractor and a double oven, Bosch fridge/freezer and dishwasher
- Separate utility area with space and plumbing for a washing machine and tumble dryer, sink, cupboards and fitted microwave oven
- 2 reception rooms and a wonderful, raised conservatory overlooking the gardens, having double doors onto the outside deck area
- Bedroom 1 with fitted wardrobes, dressing table, pull out vanity unit and shower with separate wash basin
- 2 further bedrooms fitted with wardrobes and overhead cupboards
- Bedroom 4/study, with fitted storage and wardrobes
- Fully tiled family bathroom with shower over the bath, wash basin fitted into a good size vanity unit having storage. Further cloakroom
- Double glazing and gas central heating
- Fabulous plot, approaching half an acre with extended gardens leading onto an area of woods and farmers fields beyond. The garden has an abundance of plants, shrubs, flowers and trees with an outside deck and further patio. There is a shed, greenhouse, summerhouse all included in the sale.
- Double garage with electric remote control door and private paved driveway with off road parking for 2/3 cars.

Situated in the delightful village of Lytchett Matravers with excellent local schools and being approximately 6 miles from Poole and Broadstone

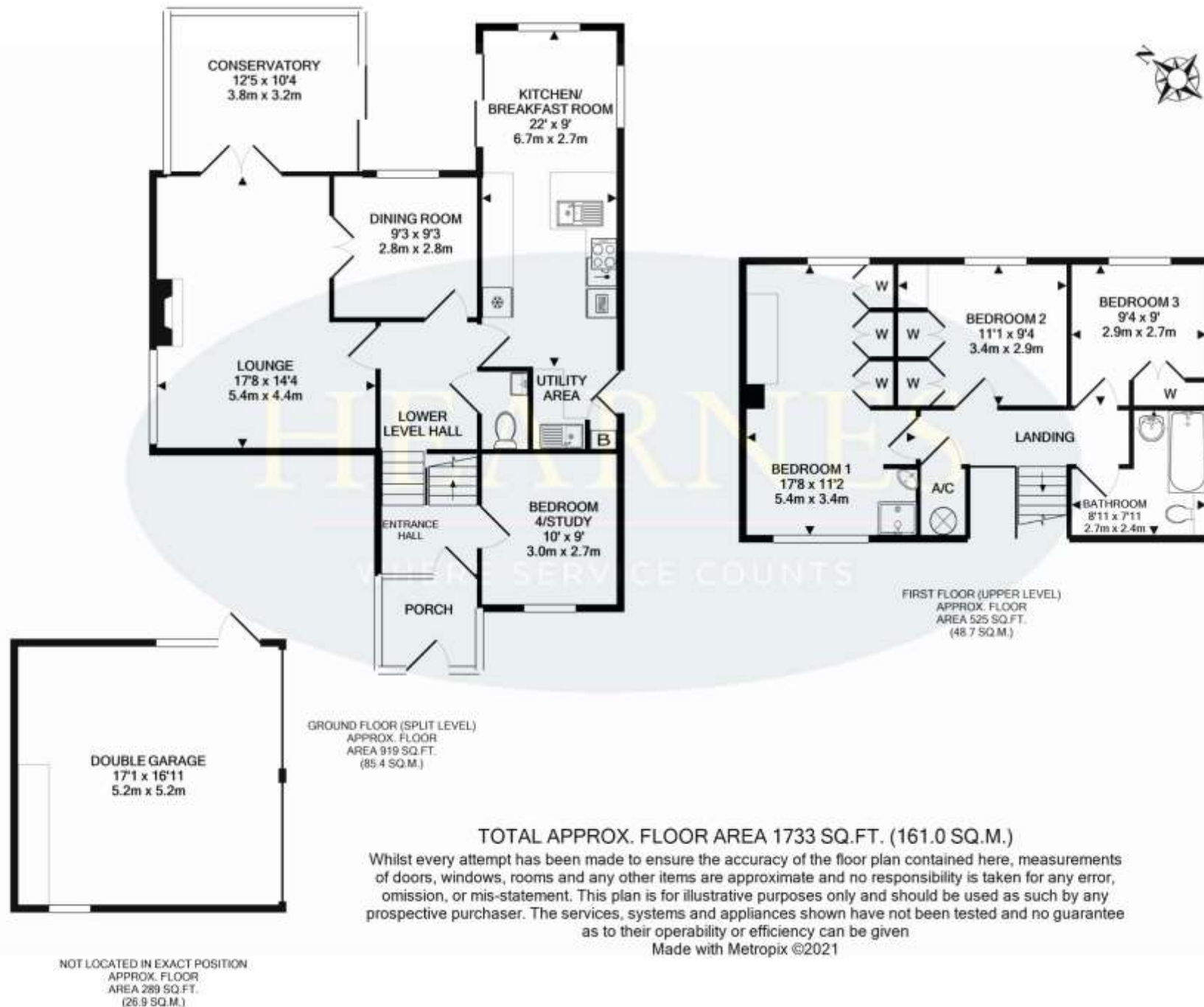
COUNCIL TAX BAND: E

EPC RATE: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.







TOTAL APPROX. FLOOR AREA 1733 SQ.FT. (161.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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www.hearnes.com

18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: poole@hearnes.com

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