



# Sunningdale, Rushall Lane, Lytchett Matravers, Poole, Dorset. BH16 6AJ

- Impressive Detached Bungalow
- Four Bedrooms
- Stunning Open Plan Kitchen/Living/Dining Room
- Separate One Bedroom Annex
- Large Rear Garden with Hot Tub
- Driveway Providing Ample Off Road Parking
- Sought After Semi-Rural Location
- No Forward Chain



## PROPERTY DESCRIPTION

Mursells Estate Agents are delighted to offer for sale this beautifully remodelled detached bungalow, located in a semi-rural setting, boasting over 2,000 sq feet of luxurious accommodation and separate annexe - available for sale with the added advantage of No Forward Chain.

This extensively refurbished property features an impressive entrance with a sweeping driveway leading to a charming veranda. The reception hall, with its magnificent vaulted ceiling, sets the tone for the rest of the home.

The magnificent open plan Kitchen/Dining/Living Space opens seamlessly onto the sundeck and gardens through bi-folding doors. The stunning kitchen includes a breakfast bar and a full range of high-end Neff integrated appliances: oven with drawer feature, induction hob and extractor, dishwasher, fridge, freezer, and built-in coffee machine. Additionally, it features a convenient boiling water tap. Living Space: The living area with luxury underfloor heating connects to a garden/dining room through more bi-fold doors. This room boasts a high vaulted ceiling, four rooflights and sliding double-glazed doors to the sundeck and garden.

There are four bedrooms - a spacious master bedroom with mirrored wardrobes, overlooking the front garden, and a luxurious, fully tiled en-suite shower room boasting underfloor heating. Bedroom two features mirrored wardrobes, bedside cabinets, chest of drawers, casement doors to the garden room, and a fully tiled en-suite shower room. Bedroom 3 is another double room with a built-in double wardrobe, Velux window, and an exterior door and bedroom 4 is a large single room with sliding doors to the front garden and veranda.

The family Bath/Shower Room is fully tiled, and features a jacuzzi bath and a large double shower and enjoys the luxury of underfloor heating.

The garden also includes a spacious annexe featuring a sitting room/kitchen area with built-in AEG microwave and coffee machine, a double bedroom, and a shower room. This self-contained unit has access to the garden area and would make an ideal living space for visiting guests.

The rear garden is a private oasis, featuring a large sundeck, level lawn, and a timber deck at the back of the main property with a fitted hot tub and pergola. Perfect for outdoor dining and relaxation.

This exceptional property offers luxurious living in a tranquil semi-rural location, perfect for families or those seeking a serene retreat. To book your appointment to view this stunning property contact Mursells Estate Agents today!



## ROOM DESCRIPTIONS

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# FLOORPLAN & EPC



## Rushall Lane, Poole

Approximate Area = 1908 sq ft / 177.3 sq m  
 Annexe = 350 sq ft / 32.5 sq m  
 Total = 2258 sq ft / 209.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	83
(55-68)	<b>D</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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