



Hawthorns, Lime Kiln Road, Lytchett Matravers, Poole, Dorset. BH16 6EL

- Detached Family Home
- Three Bedrooms
- Modern Fitted Kitchen with Integrated Appliances
- Spacious Living Room
- Delighted Rear Garden
- Popular Village Location
- Ample Off Road Parking



PROPERTY DESCRIPTION

Mursells Estate Agents are excited to offer for sale this spacious, well-presented detached family home located in the delightful village of Lytchett Matravers. This charming property offers ample off-road parking on a shingle driveway, with convenient access to a garage featuring an electric up-and-over door. As you enter the home, the entrance hall boasts beautiful wooden flooring, which extends through into the living room, dining room and conservatory. A large window by the staircase allows plenty of natural light to flood the hallway, creating a bright and welcoming atmosphere. There is a convenient downstairs cloakroom with w.c. and wall hung wash hand basin. The kitchen provides access to a practical enclosed side porch, which leads both to the front of the property and to the rear garden. There is a wide range of modern light oak colour 'shaker style' wall and base units with contrasting black worktops over including an integrated hob, double oven, fridge/freezer and washer/dryer with space for a freestanding dishwasher (appliance included in the sale), ideal when cooking for a family or entertaining guests. The spacious living room features a cosy wood burner and a bay window, offering a warm and inviting space. From the lounge, you can walk through to the dining area, which opens into a delightful conservatory via bifold doors, allowing for seamless indoor-outdoor living. Upstairs, the property originally had four bedrooms but has been reconfigured to offer three generously sized rooms with fitted wardrobes in two of them. The main bedroom also benefits from a fitted shower unit neatly concealed within a cupboard. The fully tiled family bathroom is fitted with a white suite comprising a bath with a handheld shower attachment, pedestal wash hand basin and w.c. Outside, the delightful rear garden is a wonderful place for relaxation with a well-maintained lawn, a pond, large patio area, pretty summerhouse and a garden shed for additional storage. This spacious house would make a super family home and must be viewed internally to be fully appreciated. Book your appointment today 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		
(69-80)	C		80
(55-68)	D	56	
(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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