



Woodgate, Flowers Drive, Lytchett Matravers, Poole, Dorset. BH16 6BX

- No forward chain
- Fully refurbished and reconfigured throughout
- Loft conversion with en suite + additional reception/bedroom
- High-spec kitchen with Bosch induction hob & integrated appliances
- Secluded rear garden
- Newly constructed timber-framed garage
- Sought-after village location in Lytchett Matravers



PROPERTY DESCRIPTION

Offered with no forward chain, this exceptional chalet bungalow has been comprehensively refurbished and reimagined to provide high-specification, contemporary living within the sought-after village of Lytchett Matravers.

The property has undergone a complete transformation by the current owners, resulting in a beautifully finished, turn-key home where quality and attention to detail are evident throughout. Significant improvements include a full re-wire, a newly installed heating and hot water system with an Ideal boiler (10-year warranty), and a complete internal and external upgrade.

The ground floor accommodation is both stylish and versatile. A welcoming entrance hall leads through to an elegant living room, centred around a feature woodburning stove, creating a warm and inviting space. A separate dining room provides an ideal setting for entertaining, while the newly fitted kitchen is finished with contemporary units, integrated appliances, and a Bosch induction hob, combining practicality with modern design.

A well-proportioned ground floor bedroom offers flexibility for a variety of uses, whether as guest accommodation, a home office, or for those seeking lateral living. This is served by a beautifully appointed bathroom featuring high-quality sanitary ware, which also incorporates a discreet utility area with provision for a stacked washer and dryer.

The first floor has been thoughtfully created via a loft conversion, providing a generous principal bedroom with en suite, alongside a substantial additional room currently arranged as a secondary reception space, but equally suitable as a further bedroom if required.

Externally, the property continues to impress. The south-facing rear garden enjoys a high degree of seclusion and has been newly turfed, offering a private and low-maintenance outdoor space. A newly constructed timber-framed garage is complemented by driveway parking for multiple vehicles.

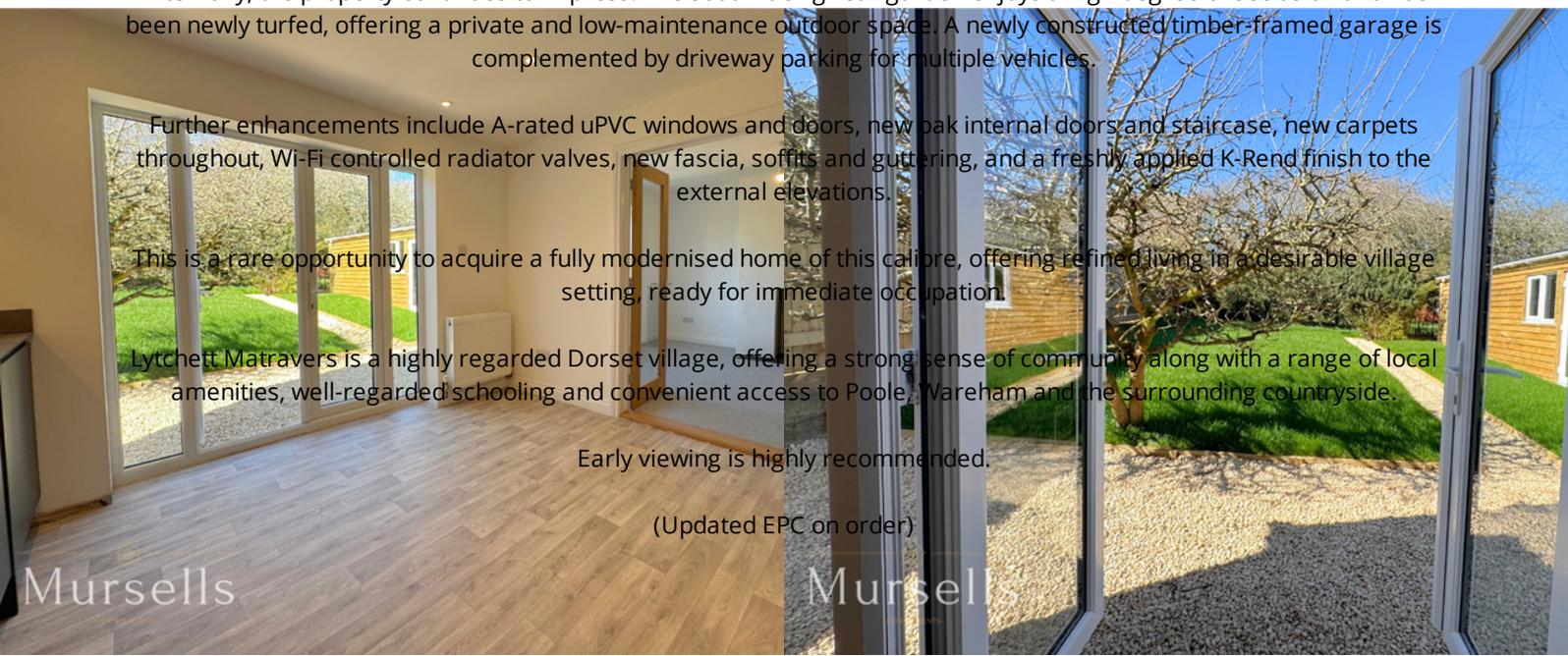
Further enhancements include A-rated uPVC windows and doors, new oak internal doors and staircase, new carpets throughout, Wi-Fi controlled radiator valves, new fascia, soffits and guttering, and a freshly applied K-Rend finish to the external elevations.

This is a rare opportunity to acquire a fully modernised home of this calibre, offering refined living in a desirable village setting, ready for immediate occupation.

Lytchett Matravers is a highly regarded Dorset village, offering a strong sense of community along with a range of local amenities, well-regarded schooling and convenient access to Poole, Wareham and the surrounding countryside.

Early viewing is highly recommended.

(Updated EPC on order)



ROOM DESCRIPTIONS



FLOORPLAN

Mursells



Total Area: 108.0 m² ... 1162 ft²

All measurements are approximate and for display purposes only