



The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.



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## 12 Rozalia Meadow, Lytchett Matravers, Poole, Dorset, BH16 6GE

Guide Price £475,000

**\*\* OVER 1,200 SQUARE FEET OF LIVING ACCOMODATION \*\* STUNNING BESPOKE DEVELOPMENT \*\***  
**PERFECT FAMILY HOME \*\* REMAINDER OF A NEW-BUILD WARRANTY \*\*** Link Homes Estate Agents are delighted to present for sale this three bedroom, two bathroom detached family home situated in a quiet development in Lytchett Matravers. Benefitting from an array of fine features including three good-sized bedrooms with bedroom one offering a three-piece en-suite, an open plan kitchen/dining room with integrated appliances and direct access onto the private rear garden, a separate living room to the front aspect with feature panelling, a three-piece family bathroom suite on the first floor, a downstairs WC, ample storage throughout, a single garage with a pitched roof offering power and lighting and a tarmacked driveway with parking for two vehicles. This is a must-view to appreciate the location and timeless development on offer!

Constructed in 2022 by Morrish Homes, Rozalia Meadow is a taste-fully designed development of houses in Lytchett Matravers, a thriving village set in the green belt, and only a short drive from Poole & Bournemouth town centres with easy access to the rural towns Wimborne, Dorchester and Blandford. Lytchett Matravers Primary and Lytchett Minster Schools are highly regarded. There is a Doctor's practice, local store, pharmacy and hairdressers alongside an active and vibrant village community. The much frequented Rose & Crown and Chequers Pubs are within walking distance. Peaceful walks through the countryside place this house in a truly great location!





## Ground Floor

### Entrance Hallway

Smooth set ceiling, ceiling light, smoke alarm, composite door to the front aspect, radiator, feature panelling, thermostat, downstairs storage cupboard with the consumer unit enclosed, power points and LVT flooring.

### Living Room

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, feature panelling, radiators, power points, electric fireplace and LVT flooring.

### Open Plan Kitchen/Dining Room

Smooth set ceiling, downlights, suspended lighting, smoke alarm, UPVC double glazed window to the rear aspect, UPVC double glazed French doors to the rear aspect, wall and base fitted units, four point gas hob with integrated double oven and overhead stainless steel extractor fan, glass splash back, one and a half bowl stainless steel sink with drainer, integrated dishwasher, integrated washing machine, integrated longline fridge/freezer, radiator, power points, cupboard with the combination boiler enclosed, feature under counter lighting and LVT flooring.

### Downstairs W/C

Smooth set ceiling, ceiling light, extractor fan, toilet, pedestal sink, radiator and LVT flooring.

## First Floor

### Landing

Smooth set ceiling, ceiling light, loft hatch (partially boarded & lighting), UPVC double glazed frosted window to the side aspect, radiator, airing cupboard, power points, feature panelling, wooden balustrades and carpeted flooring.

### Bedroom One

Smooth set ceiling, ceiling light, UPVC double glazed windows to the front aspect, feature panelling, radiator, power points, en-suite and carpeted flooring.

### En-Suite Shower Room

Smooth set ceiling, downlights, extractor fan, double enclosed shower, wall mounted sink, toilet, stainless steel heated towel rail, shelving, wall mounted vanity with mirrored front and feature lighting, shaving point and LVT flooring.



### Bedroom Two

Smooth set ceiling, ceiling light, UPVC double glazed windows to the rear aspect, triple fitted wardrobes, radiator, power points and carpeted flooring.

### Bedroom Three

Smooth set ceiling, ceiling light, UPVC double glazed windows to the rear aspect, radiator, feature panelling, power points and carpeted flooring.

### Bathroom

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the front aspect, panelled bath with overhead shower, partially-tiled walls, toilet, wall mounted sink, stainless steel heated towel rail, shaving point and LVT flooring.

## Outside

### Garden

Mainly laid to lawn with patio area, side gated access, outside tap, outside lighting, outside power points and surrounding wooden fences.

### Garage

Single garage with a pitched roof with power and lighting.

### Driveway

Tarmacked driveway with space for multiple vehicles, lawn area, patio walkway, outside light and shingle area.

## Agents Notes

### Useful Information

Tenure: Freehold  
EPC Rating: B  
Council Tax Band: F - Approximately £3,842.17 per annum

The property benefits from the remainder of a 10 Year Warranty.

### Stamp Duty

First Time Buyer: £8,750  
Moving Home: £13,750  
Additional Property: £37,500