



2 Chequers Place, Lytchett Matravers, Poole, Dorset. BH16 6FR

- Modern Semi-Detached House
- Three Bedrooms
- En-Suite to Master Bedroom
- Kitchen/Dining Room with Integrated Appliances
- Off Road Parking
- Lovely Rear Garden



PROPERTY DESCRIPTION

Mursells Estate Agents are delighted to offer for sale this impeccably presented 3 bedroom semi-detached house in Chequers Place, a small development of 9 properties built in 2017 located in the desirable village of Lytchett Matravers with its excellent local schools, shops and amenities.

A covered entrance canopy leading to the entrance hall with fitted understairs cupboard providing useful storage and stairs rising to the first floor.

The living room is situated to the rear of the property enjoying views overlooking the garden via the sliding patio doors, which give access onto the patio, excellent for entertaining. Through double oak and glass doors into the kitchen/dining room, which again benefits from sliding doors to the garden allowing lots of natural light in the room. The kitchen is fitted with a comprehensive range of base and eye level contemporary shaker-style units with Quartz stone worktops and integrated Neff appliances including washer/dryer, dishwasher, oven and gas hob, fridge and freezer.

Completing the downstairs accommodation is a convenient cloakroom fitted with w.c. and wash hand basin.

Upstairs there are three bedrooms, the master bedroom has a luxury en-suite shower room and there is a stylish main family bathroom, both fitted with quality sanitary-ware/Porcelanosa ceramics.

Outside, the lovely rear garden is fully enclosed with a patio area to the immediate rear of the house, steps lead up to a large lawned area with stepping stones to a further patio/seating area, making the most of the sun at all times of the day/evening.

Further benefits include driveway parking for 2/3 vehicles, boarded loft space with ladder and shelving, external electrical sockets and water tap in rear garden and remainder of NHBC warranty.

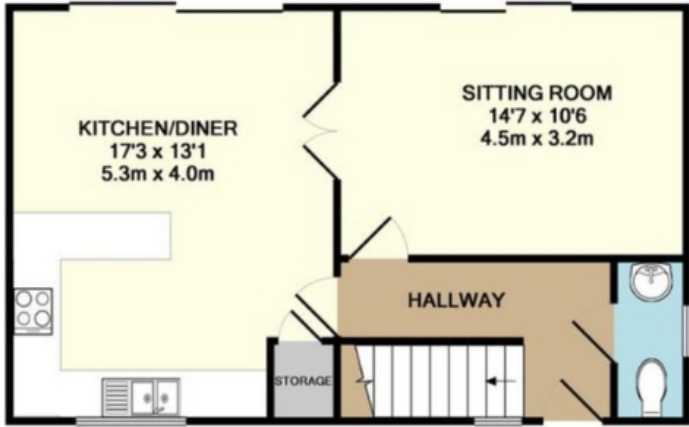
This property presented in immaculate condition throughout and situated in a private tranquil location, within a delightful courtyard setting would make a wonderful family home. Book your appointment to view by contacting Mursells Estate Agents today!



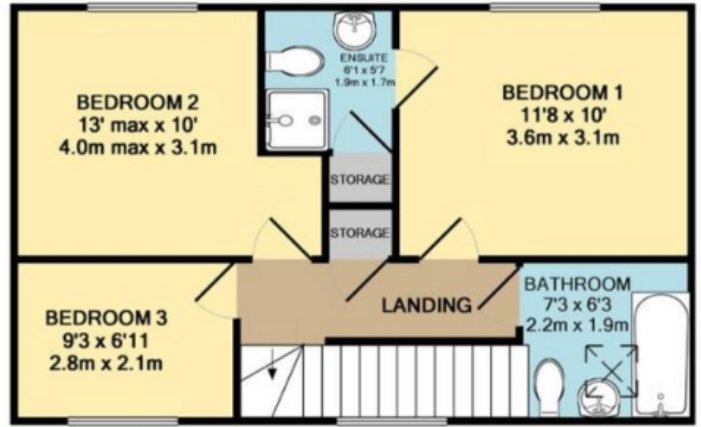
ROOM DESCRIPTIONS



FLOORPLAN & EPC



GROUND FLOOR



1ST FLOOR

This Floor Plan is for guidance only and is NOT to SCALE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(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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