



4 Purbeck Close, Lytchett Matravers, Poole, Dorset. BH16 6DE

- Beautifully Renovated Detached Bungalow
- Two Bedrooms with Fitted Wardrobes
- Stunning Open Plan Living / Kitchen (23ft)
- High Specification Kitchen Installed 2022
- Marble Island Worktops
- Bosch Integrated Appliances Including Coffee Machine
- Karndean Flooring Throughout
- Plantation Shutters
- Refitted Bathroom with Walk-In Shower
- Boarded Loft with Ladder & Combi Boiler (2021)
- Fully Insulated Garden Cabin with Bedroom & Toilet
- Separate Office / Utility Outbuilding
- Low Maintenance East-Facing Garden
- Quiet Cul-De-Sac Village Location



PROPERTY DESCRIPTION

Situated in a quiet cul-de-sac in the popular village of Lytchett Matravers, this beautifully presented two-bedroom detached bungalow has been extensively renovated by the current owners and offers stylish, modern living with a superb insulated garden cabin and additional outbuildings. Purchased in 2017, the property has undergone significant improvement and reconfiguration to create a bright and contemporary living space, complemented by high-quality finishes throughout. The accommodation centres around an impressive open-plan living room and kitchen, measuring over 23ft in length, creating a fantastic space for both relaxing and entertaining. The kitchen, installed in 2022, features modern cabinetry with solid marble island worktops and a range of integrated Bosch appliances, including a double oven, induction hob with extractor, microwave, fridge freezer, integrated washing machine and integrated coffee machine. A water softener is also installed. The living area benefits from a contemporary Dimplex electric fireplace and enjoys excellent natural light with sliding doors opening directly onto the garden, seamlessly connecting indoor and outdoor living. The bungalow offers two well-proportioned bedrooms, both benefitting from fitted wardrobes, while the spacious family bathroom has been fully refurbished and features a large walk-in shower. Further benefits include Karndean flooring throughout, plantation shutters installed across the property, fitted hallway storage, and a boarded loft with pull-down ladder. The heating system has also been upgraded with a combi boiler installed in the loft in 2021. Externally, the east-facing rear garden has been designed for low-maintenance outdoor living. A real highlight of the property is the fully insulated garden cabin, built in 2018 by Outdoor Living in Wimborne. This versatile space includes a bedroom area and incinerator toilet, making it ideal for use as guest accommodation, a home office, studio or gym. In addition, the former garage has been converted into a useful office / utility space, providing further flexibility for modern living. Located in the sought-after village of Lytchett Matravers, the property is within easy reach of local shops, amenities, well-regarded schools and beautiful countryside walks, while the larger centres of Poole, Wimborne and Wareham are within convenient driving distance. This superbly upgraded bungalow offers turn-key living with exceptional additional space via the garden buildings, and early viewing is highly recommended.



ROOM DESCRIPTIONS



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	66	
(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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