

UNDER OFFER

Offers in Excess of £500,000 Freehold



Paddock Close, Lytchett Matravers.

- Extended Family Home
- 4 Bedrooms
- Sought After Location
- Lytchett Schools Catchment
- Modern Kitchen with Integrated Appliances
- Log Burner
- Garage and Large Driveway
- Vendors Suited



PROPERTY DESCRIPTION

Situated in a quiet cul-de-sac within the popular village of Lytchett Matravers, this beautifully presented and significantly upgraded four-bedroom, two-bathroom detached family home offers modern, open-plan living with high-spec finishes throughout. The current owners have thoughtfully improved every aspect of the property, creating a stylish and practical home ready to move into. Vendor suited.

Interior: Upon entering the property, you are welcomed by a bright and spacious hallway leading to all principal rooms. The former separate kitchen and dining room have been reconfigured into a stunning open-plan kitchen/diner, fitted with a high-quality kitchen. A dedicated utility area provides space for additional appliances and access to the rear garden.

The living room is warm and inviting, featuring a HETAS-approved log burner (installed and annually serviced), and opens into a conservatory overlooking the garden.

Upstairs, the master bedroom benefits from a fully refurbished en-suite, complete with a luxurious digital Aqualisa shower. All four bedrooms are well-proportioned with plenty of storage, and the family bathroom — refurbished in 2017 — continues the home's contemporary style.

Key Upgrades Include:

- Brand new sealed system boiler installed in December 2024 (10-year warranty)
- New central heating pipework and radiators throughout
- New flooring throughout: low-maintenance wood click boards downstairs and new carpets upstairs
- Fully boarded loft for additional storage

Exterior: The well-managed and attractive rear garden has been fully landscaped to create a low-maintenance, child-friendly space with mature planting, two patio areas, and new privacy fencing enclosing the entire plot. A former potting shed has been cleverly converted into a stylish outdoor bar area, complete with electrics and HDMI inputs — perfect for entertaining.

To the front, a generous driveway provides ample off-road parking leading to a car port and garage. The garage has had the asbestos roof replaced (2024) with a brand new flat roof, guaranteed until 2034, and features updated electrics. A lawned area with mature planting is also present to the front of the property, providing scope for additional parking should it be required.

Location: Lytchett Matravers offers a welcoming community with local amenities including a convenience store, pub, doctor's surgery, pharmacy, and highly regarded local schools. Nearby attractions include Bulbury Woods Golf Course, and the home is ideally situated for access to Wareham (5 miles), Poole (7 miles), and the stunning Jurassic Coastline.

For more information or to book your viewing please contact Mursells Estate Agents.



ROOM DESCRIPTIONS



FLOORPLAN & EPC

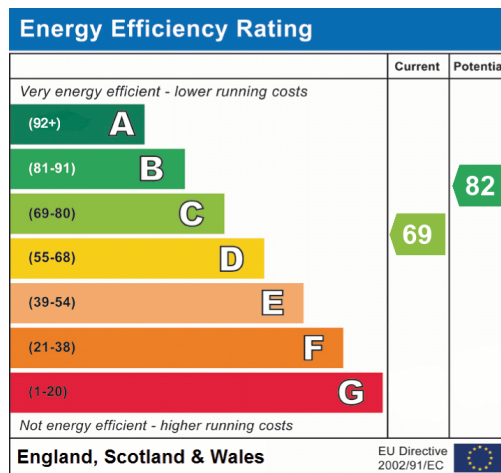
Mursells



Ground Floor

1st Floor

Total Area: 120.0 m² ... 1292 ft² (excluding garage)
All measurements are approximate and for display purposes only



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