



# 8 Spy Close, Lytchett Matravers, Poole, Dorset. BH16 6DQ

- Spacious Detached Bungalow
- Two Bedrooms
- Modern Kitchen with Integrated Appliances
- En-Suite Shower Room
- Delightful Rear Garden
- Driveway and Garage
- Desirable Village Location
- No Forward Chain



## PROPERTY DESCRIPTION

Mursells Estate Agents are delighted to offer for sale this impressive two bedroom detached bungalow within the charming and highly sought after village of Lytchett Matravers. Boasting an enviable location, this property offers not only spacious accommodation but also a host of modern conveniences and delightful features, making it a truly desirable home.

Approaching the property, you are greeted by its attractive exterior with a sweeping herringbone block paviour driveway leading to a detached garage providing ample space for parking and storage.

As you step inside, a welcoming hallway leads you through to the heart of the home. The focal point of the property is undoubtedly the modern living room where stylish décor blends seamlessly with practicality. Flooded with natural light, this inviting space features bifold doors that open out onto the rear garden, creating a seamless transition between indoor and outdoor living. Perfect for entertaining or simply relaxing, this room also boasts a charming log burner, offering warmth and ambiance on colder evenings.

The well appointed kitchen is fitted with a range of modern units having integrated double oven, hob, washer/dryer, fridge/freezer and dishwasher ensuring both style and functionality. Whether you're preparing a casual breakfast or hosting a dinner party, this space is sure to impress.

The accommodation continues with two generously sized double bedrooms. The master bedroom benefits from fitted wardrobes and luxury en-suite shower room having shower cubicle, w.c. and wash hand basin.

There is a separate dining room, which could easily become a third bedroom, if so desired.

Completing the accommodation is an elegant, fully tiled bathroom fitted with bath, w.c. and wash hand basin set in a dark wood vanity unit.

Outside, there is a beautifully landscaped south-west facing garden providing a private oasis for relaxation and enjoyment. The Indian sandstone patio offers the perfect spot for al fresco dining or simply soaking up the sun, while the well-maintained lawn provides space for outdoor activities and gardening enthusiasts.

In addition to its aesthetic appeal, this property also boasts practical features designed to enhance everyday living - a partially boarded loft with lighting, a two-year-old combi boiler ensuring efficient heating and hot water, while double glazing throughout contributes to energy efficiency and insulation.

Located in the heart of Lytchett Matravers, with its array of amenities, including shops, schools, and recreational facilities, this stunning bungalow is offered for sale with No Forward Chain. Book your appointment today to view internally by contacting Mursells Estate Agents.



## ROOM DESCRIPTIONS

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# FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>	<b>69</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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