



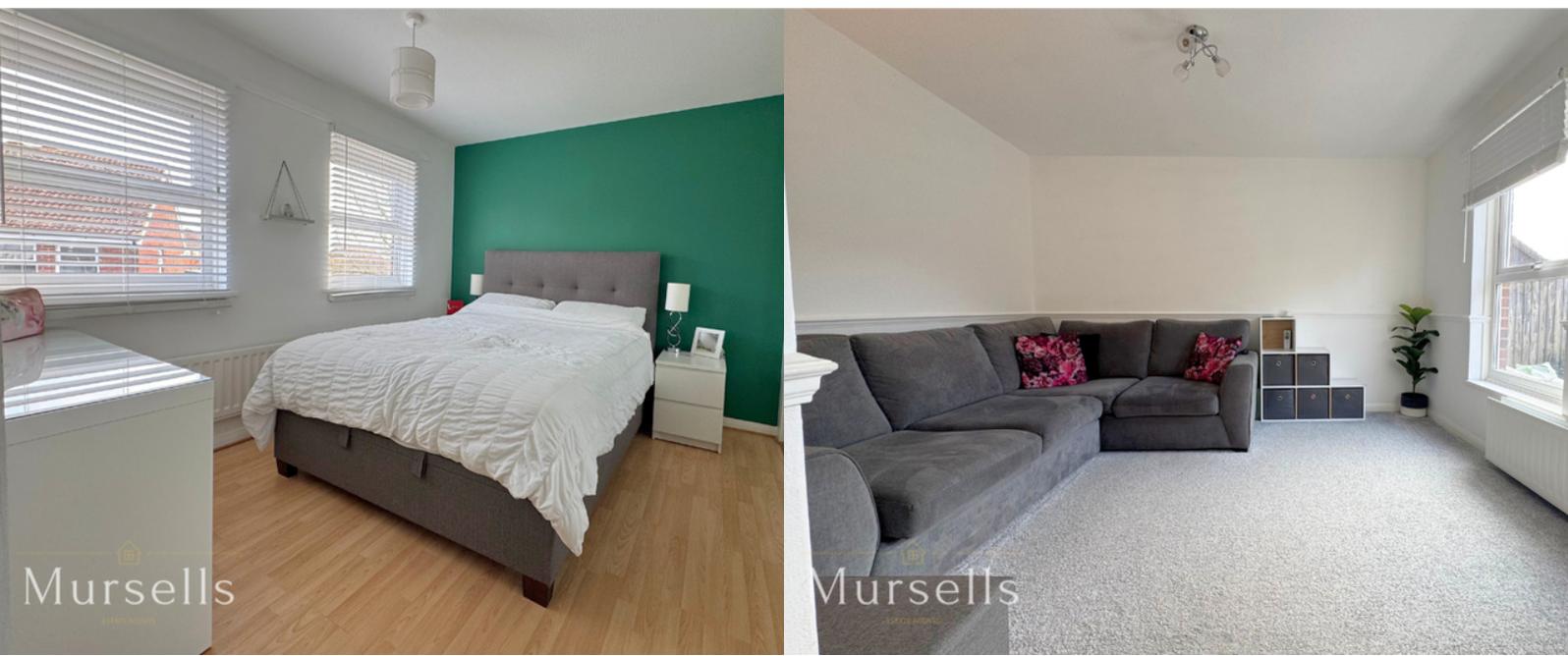
12 The Spinney, Lytchett Matravers, Poole, Dorset. BH16 6AS

- Popular Lytchett Matravers village location
- Three-bedroom end of terrace home
- South-facing rear garden
- Kitchen/breakfast room with granite worktops
- New combi boiler installed January 2025
- Remote-controlled central heating
- Downstairs cloakroom with utility space
- Fitted wardrobes in bedrooms 1 and 3
- Allocated parking space to the rear
- Covered side storage area
- Close to local amenities and countryside walks



PROPERTY DESCRIPTION

Located in the popular village of Lytchett Matravers, this well-presented three-bedroom end-of-terrace home, originally built in 1993, offers spacious and practical accommodation together with a south-facing rear garden and allocated parking. The property is ideally positioned within easy reach of local shops, amenities and surrounding countryside, while also being just a short drive from Poole, making it well suited for families, first-time buyers or those looking to enjoy village living. A double-glazed front door opens into a spacious entrance hallway, which provides access to a downstairs cloakroom currently housing a washing machine, creating a useful utility space. A large storage cupboard houses the new combi boiler installed in January 2025, along with space for a tumble dryer. The property also benefits from remote-controlled central heating. The kitchen/breakfast room is fitted with a range of wall and base units complemented by granite worktops, and includes an integrated fridge freezer and full-size BEKO dishwasher (approximately one year old), along with a Kenwood freestanding oven. There is space for a small dining table, making this a practical everyday kitchen space. The living room overlooks the rear garden and provides a bright and comfortable living area. Upstairs there are three bedrooms, including a good-sized main bedroom with fitted wardrobes. Bedroom two is a further double room, while bedroom three also benefits from built-in wardrobes, making it suitable as a bedroom, nursery or home office. The family bathroom is fitted with a modern suite including a bath with shower over. Outside, the south-facing rear garden is fully enclosed and offers a combination of patio and lawn areas, ideal for relaxing or entertaining. A rear gate provides access to the allocated parking space. The property also benefits from a covered side storage area, providing additional useful storage. This attractive home offers a great balance of village location, practical living space and recent improvements, making it an excellent opportunity in this sought-after Dorset village.



ROOM DESCRIPTIONS



FLOORPLAN & EPC



Ground Floor

1st Floor

All measurements are approximate and for display purposes only

