



## 2 Old Chapel Drive, Lytchett Matravers, Poole, Dorset. BH16 6HA

- Detached Bungalow
- 3/4 Bedrooms
- Vendors Suited
- Driveway
- Corner Plot
- Lytchett Schools Catchment
- Sought After Village Location



## PROPERTY DESCRIPTION

### SPACIOUS 3/4 BEDROOM DETACHED BUNGALOW IN A DESIRABLE LOCATION – VENDOR SUITED

Situated on a corner plot at the start of a peaceful cul-de-sac, this charming detached bungalow offers a semi-rural atmosphere, thanks to its proximity to open countryside, while still being within easy reach of the village centre with its range of local amenities and highly regarded schools. Conveniently located between Poole, Wareham, and Wimborne, the village also benefits from quick access to the A35 and A350.

This well-maintained 3/4-bedroom bungalow offers versatile living space, briefly comprising:

An entrance hall leading to the kitchen and the fourth bedroom/Study/Store Room. The spacious L-shaped living/dining room features dual aspect windows, a gas fire with a surround, and is located at the front of the home. The kitchen is well-equipped with a variety of base and wall-mounted units, laminate worktops, a stainless steel sink with drainer, and integrated appliances, including a 4-ring gas hob and electric oven. There is also space and plumbing for a dishwasher, washing machine, and fridge.

The generously sized main bedroom is positioned at the rear of the property and benefits from double French doors opening directly to the garden. Bedrooms two and three are both doubles. The family bathroom is fully tiled, offering a bath with a shower over, and a wash basin. A separate WC, along with an airing cupboard and storage cupboard in the hallway, adds to the practicality.

Access to the fourth bedroom or hobby room is through the entrance hall, and there is also direct access to the rear garden.

Occupying a generous corner plot, this property is approached via a tarmac driveway that offers off-road parking and leads to the rear garden through a timber gate.

The rear garden features a patio area immediately outside the property, with the rest of the garden mostly laid to lawn. A summer house and separate timber shed are included, all enclosed by mature hedging and timber fencing.

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





## ROOM DESCRIPTIONS

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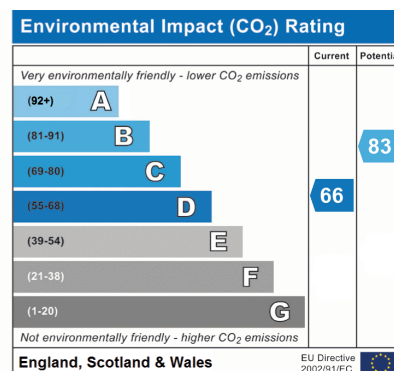
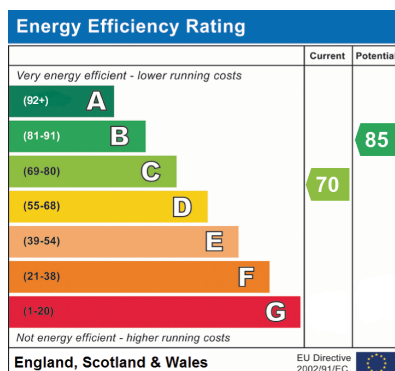


# FLOORPLAN & EPC

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



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