



Meadow Rise, Lime Kiln Road, Lytchett Matravers, Poole, Dorset. BH16 6EL

- Detached Family Home
- Four Bedrooms
- En-Suite to Master Bedroom
- Living Room & Separate Dining Room
- Modern Kitchen & Bathroom
- Double Garage
- Popular Village Location
- Landscaped Rear Garden



PROPERTY DESCRIPTION

Mursells Estate Agents are excited to offer for sale this beautiful detached family home located in the delightful village of Lytchett Matravers.

Downstairs the spacious hallway, with stairs to the first floor, has doors to all rooms and useful storage cupboard. The living room is to the front of the property and is a bright and airy room benefitting from lots of natural light via its two large windows plus smaller high level window. Neutrally decorated with engineered oak veneer flooring there is a feature fireplace fitted with gas fire, this is the perfect room for relaxing.

Double doors lead into the dining room with the flooring from the living room extending into this room. There is space for table and chairs and has French doors onto the large decked patio area, an excellent space for outside dining.

The kitchen is fitted with a wide range of modern white 'shaker style' wall and base units with contrasting wood effect worktops over. Including a Belling range size cooker with 8 ring gas hob and double oven and integrated dishwasher, ideal when cooking for a family or entertaining guests. There are spaces for tall fridge/freezer and washing machine.

Completing the downstairs accommodation is a cloakroom fitted with w.c. and wash hand basin.

Upstairs, off the large landing, there are three double bedrooms and a single bedroom, which would also make an ideal study/office. The master bedroom has a modern, fully tiled, en-suite shower room.

The large family bathroom is fully tiled and benefits from both bath and quadrant shower cubicle, together with w.c and wash hand basin in vanity unit.

Outside there is a good size rear garden surrounded by mature trees and shrubs. Landscaped in 2020 with large decking area, lawned area and several raised flower/vegetable beds.

Further benefits are a double garage, driveway providing off road parking, fitted thermal solar panels and boarded loft space with pull down ladder and lighting.

This spacious house would make a super family home and must be viewed internally to be fully appreciated. Book your appointment today by contacting Mursells Estate Agents.



ROOM DESCRIPTIONS



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	67	
(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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