



Sunset House, Eldons Drove, Lytchett Matravers, Poole, Dorset. BH16 6HH

- Luxury fitted kitchen with quartz stone worktops, filtered boiling water "Zip" tap, breakfast bar/island, wine cooler, and a selection of premium Miele, Siemens & Neff appliances
- Smart Nest heating control system
- Two modern bathrooms including en-suite to principal bedroom
- Utility and boot room with ample storage
- New porcelain terrace with low-maintenance landscaped garden
- Loft ladder access, partly boarded loft space
- Off-road parking for two vehicles
- Snug/Bedroom 5



PROPERTY DESCRIPTION

The heart of the home is the impressive semi open-plan kitchen/dining/living space, recently upgraded to an exceptional standard. Its sleek handleless cabinetry, stone-effect worktops, and premium appliances combine perfectly with bi-fold doors leading to the garden, creating a light-filled and social space ideal for entertaining. Two additional reception rooms on the ground floor provide flexibility for family life—whether used as a Bedroom, home office, second sitting room, or children's playroom. A separate utility/boot room and downstairs cloakroom add further convenience. Upstairs, the property boasts four generous double bedrooms—rare for a home of this age. The principal suite benefits from built-in wardrobes and a stylish en-suite shower room. The family bathroom is equally well-appointed, with a contemporary design and quality finish.

Outside: The south-facing rear garden enjoys sunlight throughout the day and has been thoughtfully landscaped with a combination of high-quality porcelain paving and low-maintenance artificial lawn. Perfect for outdoor dining, entertaining, or simply relaxing. To the front, the property provides private parking for two vehicles.

Location: Nestled in a peaceful country lane, this home enjoys a semi-rural setting within the thriving village of Lytchett Matravers. Families will appreciate the proximity to the well-regarded pre-school and first school, just a short walk away. Everyday amenities—including a Tesco Express, doctors' surgery, recreation park, and two welcoming local pubs—are all within easy reach.



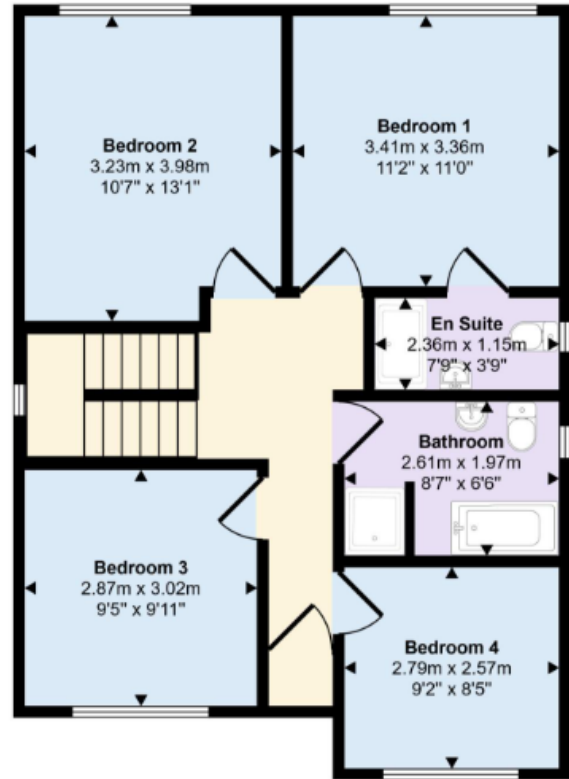
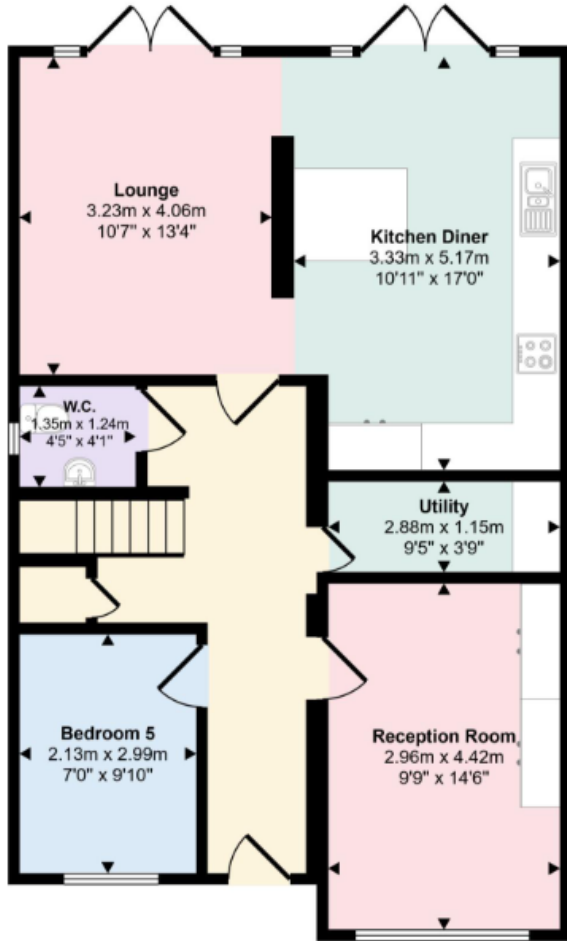
ROOM DESCRIPTIONS



FLOORPLAN & EPC

Mursells

Approx Gross Internal Area
135 sq m / 1449 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	85	100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			100
(92+)	A	86	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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