



3 Spy Close, Lytchett Matravers, Poole, Dorset. BH16 6DQ

- Beautifully Renovated Bungalow
- Three Bedrooms
- Stylish Modern Kitchen with Integrated Appliances
- Newly Fitted Bathroom & En-Suite Shower Room
- New Flooring & Newly Decorated Throughout
- Double Garage
- Secluded Rear Garden
- Planning Permission For Rear Extension



PROPERTY DESCRIPTION

Mursells Estate Agents are excited to offer for sale this beautifully renovated bungalow perfectly located in a sought-after cul-de-sac in Lytchett Matravers. The property has been thoughtfully and extensively refurbished to offer a blend of modern convenience and stylish living, which also offers future potential with Planning Permission granted for an extension to the rear.

Key Features:

- **Modern Kitchen:** The newly designed kitchen is both functional and stylish, featuring integrated appliances including a dishwasher, washing machine, full-height fridge and freezer, perfect for any home cook.
- **Renovated Bathroom & En-suite:** Both the family bathroom and en-suite have been fully refurbished with contemporary fittings, offering sleek, modern spaces to relax and unwind.
- **Central Heating & Plumbing:** A brand-new central heating system has been fitted, including the renewal of all underfloor pipework, a new boiler, and upgraded radiators, providing efficient warmth and comfort throughout the home.
- **New Windows & Doors:** The property benefits from new windows (apart from the two to rear aspect) with bespoke shutters to two front windows, ensuring better insulation and security, alongside new composite front and back doors for added durability and aesthetic appeal.
- **Updated Interiors:** Every room has been thoughtfully redecorated, with new plastering to ceilings and walls, as well as fresh carpets and stylish tiled flooring in the hallway.
- **New Garage Roof:** A complete new roof has been installed on the garage, ensuring peace of mind for years to come.
- **Outside Space:** The private garden features a large composite decked area behind the garage, perfect for outdoor entertaining or enjoying a peaceful afternoon in the sun. There is also a greenhouse and two raised beds for gardening enthusiasts or those looking to grow their own produce.

- **Planning Permission:** Exciting potential lies ahead with granted planning permission for a full-width, single-storey extension to the rear of the property, set to further enhance this already spacious home. This permission was granted in early 2024, giving you the flexibility to expand as you desire.

This beautifully upgraded bungalow offers an exceptional opportunity for those looking for a low-maintenance, modern home with the potential to expand further in the future. Viewing is highly recommended to fully appreciate the level of work that has gone into making this property truly special.

To arrange a viewing or for more information, please contact Mursells Estate Agents.



ROOM DESCRIPTIONS



FLOORPLAN & EPC



Total Area: 85.0 m² ... 915 ft² (excluding double garage)
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	70	
(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	

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