

FOR SALE

Fixed Price £500,000 Freehold



18 Trenchard Meadow, Lytchett Matravers, Poole, Dorset. BH16 6NA

- Detached House
- Four Bedrooms
- South Facing Garden
- Garage and Driveway
- EV Charger
- Kitchen with Integrated Appliances
- Modern Decor Throughout
- En Suite to Main Bedroom
- Lytchett Schools Catchment



PROPERTY DESCRIPTION

A Beautifully Presented Four-Bedroom Family Home in the Heart of Lytchett Matravers

Mursells are delighted to present this exceptional four-bedroom family home, situated in a quiet cul-de-sac in the sought-after village of Lytchett Matravers. The property enjoys a prime location close to local shops and amenities, surrounded by picturesque countryside, and only a ten-minute drive to Poole. It also falls within the catchment area of the village's Ofsted 'Outstanding' primary and secondary schools, making it an ideal choice for families.

Exterior & Approach

This attractive home features a half-brick, half-white render façade with a covered storm porch above the double-glazed front door. The front garden is neatly laid to lawn with manicured borders of shrubs, trees, and bushes, while the silver-grey marble chipping driveway offers off-road parking for up to three vehicles and includes an electric car charging point.

Ground Floor

Upon entering, the pristine neutral décor and newly fitted oak flooring create an immediate sense of warmth and style. The hallway includes a large storage cupboard for coats and shoes, along with a modern downstairs cloakroom.

The stunning kitchen is fitted with a range of white gloss wall and base units, complemented by solid oak worktops and a tiled floor. Integrated appliances include a tall fridge, tall freezer, dishwasher, and washing machine, along with wall-mounted double ovens incorporating a microwave/grill, an induction hob, and a matching extractor hood.

The spacious living/dining room spans the full depth of the property, benefitting from dual-aspect windows, a bay window to the front, and sliding doors opening onto the rear garden. The continuation of the oak flooring enhances the sense of flow throughout the ground floor, while shaped coving, wooden blinds, and a deep bay window sill add quality finishing touches.

First Floor

The landing offers a large linen cupboard and access to a part-boarded loft.

- Bedroom 1 – A generous double with fitted wardrobes and a stylish partially tiled en-suite shower room with electronic mirror.
- Bedroom 2 & 3 – Two further spacious double bedrooms.
- Bedroom 4 – A well-proportioned single bedroom.

The family bathroom is partially tiled and fitted with a modern white suite comprising a bath with glass shower screen, floating pedestal basin, and WC.

Garden & Additional Features

The south-facing, landscaped rear garden is a true highlight of the property. Large fossil-grey porcelain patio tiles provide an ideal space for al-fresco entertaining, framed by grey fencing, a well-kept lawn, white-rendered raised flower beds, a water feature, and mature shrubs and trees. A storage shed is also included.

The former garage has been converted into a versatile space currently used as a gym and music room, complete with power, lighting, and partially sound-proofed, white-painted walls.

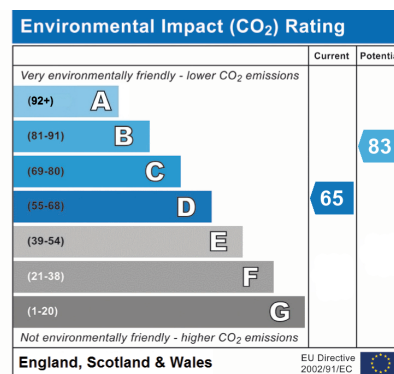
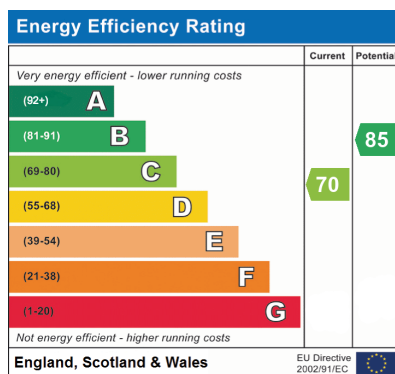
This immaculate property has been beautifully maintained and thoughtfully improved by the current owners. Internal viewing is highly recommended to fully appreciate the quality of the fixtures, fittings, and presentation on offer.

ROOM DESCRIPTIONS



FLOORPLAN & EPC

Mursells



Mursells Estate Agents
8a, High Street, Lychett Matravers, BH16 6BQ
01202 018811
info@mursells.co.uk