

FOR SALE

£425,000 Freehold



11 Dillons Gardens, Lytchett Matravers, Poole, Dorset. BH16 6DW

- Detached Bungalow
- 3 Bedrooms
- Double Garage and Driveway
- Modern Bathroom
- Private Rear Garden
- Kitchen with Integrated Appliances



PROPERTY DESCRIPTION

Located in the heart of the ever-popular village of Lytchett Matravers, this extended 3-bedroom detached bungalow offers space, practicality, and huge potential to personalise. Situated in a peaceful cul-de-sac within Dillons Gardens, the property benefits from a generous driveway offering off-road parking for multiple vehicles, which continues down the side of the property to a detached double garage—ideal for car enthusiasts or those needing additional storage or workshop space.

Upon entering, you're welcomed into a bright and spacious porch, leading to a central entrance hall with two large built-in storage cupboards. To the right, the lounge/diner is flooded with natural light and features a charming feature fireplace, making it the perfect space for relaxing or entertaining. To the left, a good-sized double bedroom overlooks the front garden.

The main bedroom, positioned at the rear of the bungalow, enjoys views of the garden and comes complete with fitted wardrobes. A further double bedroom also looks out to the rear, offering flexibility for use as a guest room, home office or children's room.

The kitchen, also at the rear, is well laid out with ample worktop space, integrated appliances including a Neff washing machine and fridge, and room for a dining table. There's also space for a freestanding cooker, and a door provides direct access to the rear garden. The family bathroom has been updated with a modern walk-in shower, wash hand basin and WC.

The loft is part-boarded and houses the boiler, offering even more useful storage options. The detached double garage at the rear is equipped with space for freestanding utility appliances, making it a versatile area.

While the property is well-maintained, this is a perfect opportunity for buyers looking to put their own stamp on a home in a highly desirable location.

Location Highlights: Lytchett Matravers is a charming Dorset village offering a blend of countryside living with convenient access to Poole, Wareham, and the Jurassic Coast. The village boasts a strong sense of community, several local shops, pubs, and highly regarded schools, including Lytchett Matravers Primary School and Lytchett Minster School, both rated highly by Ofsted. With nearby countryside walks, recreational spaces, and excellent road links, it's a location that appeals to families, retirees, and professionals alike.

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



ROOM DESCRIPTIONS



FLOORPLAN & EPC

Mursells



Total Area: 82.0 m² ... 882 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		82
(69-80) C		
(55-68) D	65	
(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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