



**29 Old Pound Close, Lytchett Matravers, Poole,
Dorset, BH16 6BW**

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FREEHOLD PRICE £699,950

An outstanding 3 double bedroom, 2 bathroom bungalow with 'show home' presentation offering stylish and luxury lateral living, with a real WOW factor. Set in a private plot with 2 driveways a double garage, summer house and landscaped gardens. The current owners have meticulously renovated the property throughout over the past 8 years and added a fabulous kitchen/dining/family room with vaulted ceiling, impressive master bedroom with terrace and en suite shower room, and a luxury family bathroom. The properties renovation has included a new heating system, new electrics, windows, bi fold doors, flooring, fittings, internal doors, redecoration along with landscaping the gardens which surround the bungalow.

- Fabulous 3 double bedroom detached bungalow with floor to ceiling windows throughout making it extremely bright and airy
- 'Show home' presentation throughout
- Wonderful open plan kitchen/dining/day room with 2 sets of bi fold doors out to the garden
- Kitchen fitted in a range of contrasting handle less units with feature lighting and integrated appliances to include induction hob with down drafter extractor, 2 ovens (1 self cleaning) ovens, dishwasher, washing machine, full height fridge and freezer and Quooker hot/cold tap
- Feature vaulted ceiling to the far wall having large triangular, elevated side window allowing light to flood in. Electric fire fitted into display units with shelving
- Stunning master bedroom, again with feature side elevated window and tri-folding doors out to a terrace. Built in mirrored wardrobes and luxury en suite shower room. Electric window blinds
- Further luxury bathroom having walk in double shower, freestanding bath, wc and wash basin fitted into a vanity unit
- Bedroom 2 with double wardrobe
- Beautifully decorated throughout having attractive internal doors and grey wood effect flooring
- New boiler with pressurised water system (tank and boiler in loft)
- Wrap around gardens with a large front garden with front terrace and driveway with ample space for a caravan/boat. Further driveway leading to a double garage with electric door with power and light. The attractive rear garden has a large sandstone path and patio, along with artificial lawn, shaped boarders and planters and a summer house with electrics and insulation
- Viewing highly recommended!

Set at the end of the close on a very private plot in the popular village of Lytchett Matravers. It is under half a mile of the local village shops to include Tesco Express, Pharmacy, Post Office, and Library and near the Village Hall, Recreation Ground, and two local pubs, 'The Rose and Crown' and the 'Chequers'. The very well regarded local schools include Lytchett Primary School, and Lytchett Minster Senior School. Lytchett Matravers is in a Dorset village with a community feel, situated at the gateway to the Purbeck hills and the Dorset heathland, overlooking the waters of Poole Harbour. It is almost six miles equal distance from Wareham, Wimborne, and Poole.



COUNCIL TAX BAND: E

EPC RATE: D



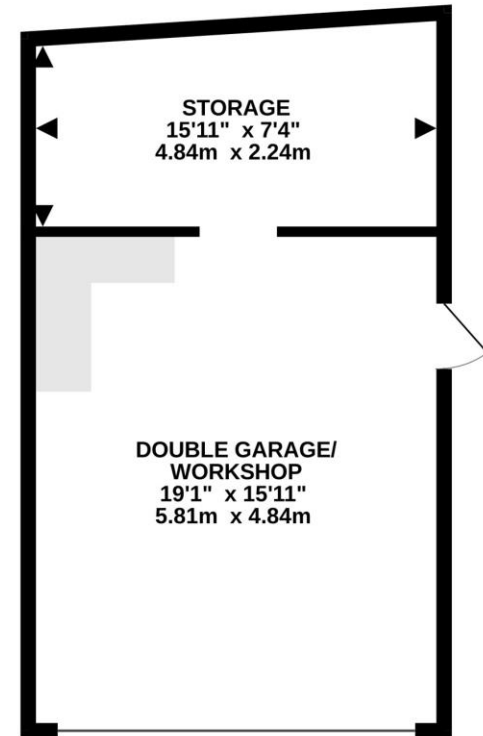
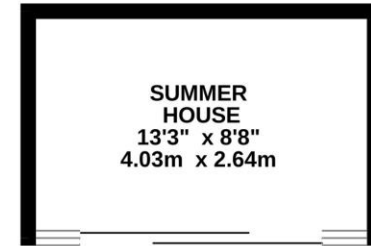
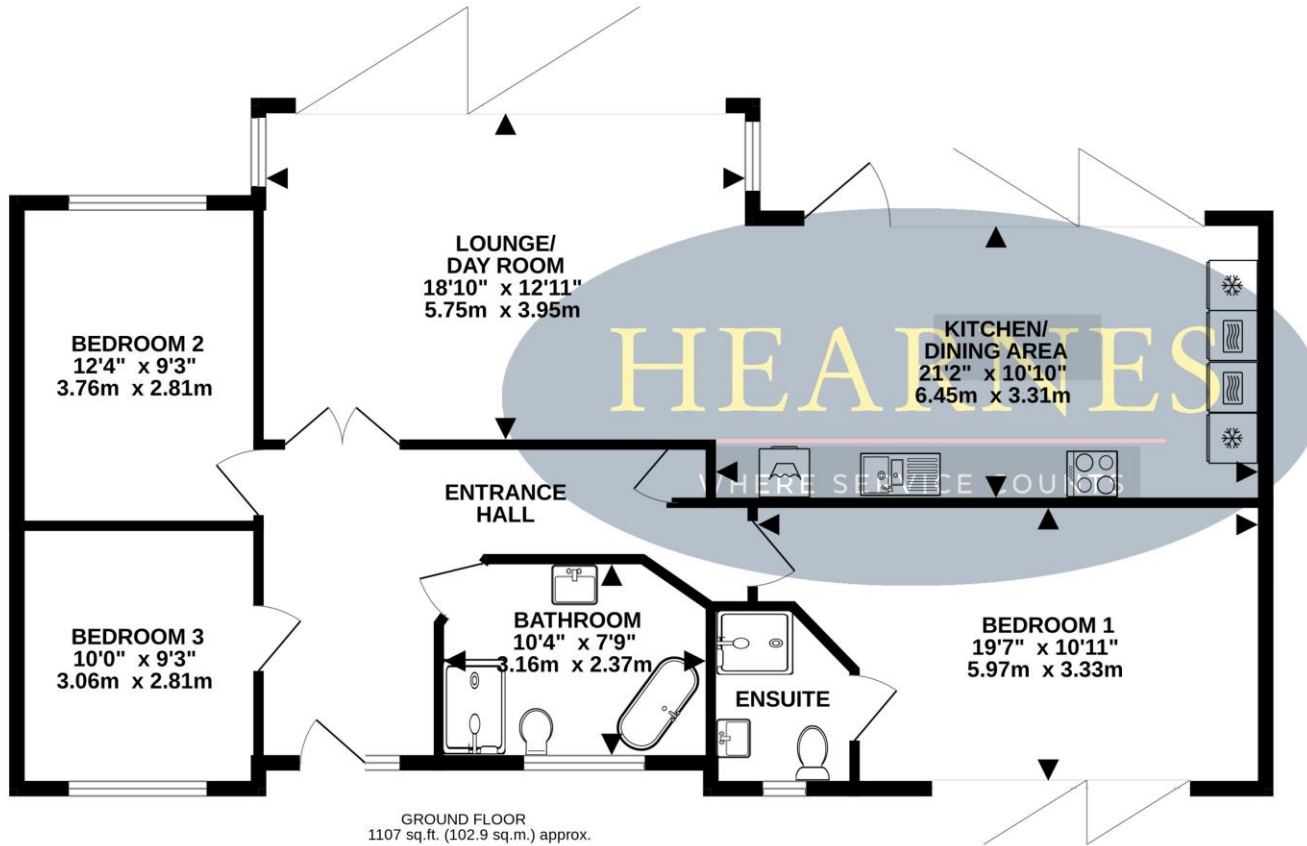


INCLUDING OUTBUILDINGS

TOTAL FLOOR AREA : 1649 sq.ft. (153.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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OUTBUILDINGS
542 sq.ft. (50.3 sq.m.) approx.





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