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**Kimberley Foxhills Drive, Poole, Lytchett Matravers, BH16 6NG**  
**Offers Over £500,000**

**\*\* NO FORWARD CHAIN \*\* BEAUTIFUL FAMILY HOME \*\*** Kimberley is a stunning four bedroom detached family home located in the popular Lytchett Matravers Village. The property boasts an array of fine features few of which include a block paved driveway with space for multiple vehicles, four good-sized bedrooms with an en-suite shower room with underfloor heating to bedroom one, a pitched roof double-garage with bi-fold doors, an open plan kitchen/diner with integrated appliances, a downstairs WC, a Westerly-facing wrap-around rear garden and a spacious living room. Boasting almost 1400 square feet of living accommodation. An internal viewing is highly recommended!

Lytchett Matravers is a thriving village set in the green belt and only a short drive from Poole and Bournemouth town centres with easy access to the rural towns Wimborne, Dorchester and Blandford. Lytchett Matravers Primary and Lytchett Minster Schools are highly regarded. There is a Doctor's practice, local store, pharmacy and hairdressers alongside an active and vibrant village community. The much frequented Rose & Crown and Chequers Pubs are within walking distance. Peaceful walks through the countryside place this house in a truly great location.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





## Ground Floor

### Entrance Hall

Ornate coving, ceiling lights, smoke alarm, UPVC double glazed frosted front door to the front aspect opening onto the driveway, radiator, power points, understairs storage cupboard, carpeted stairs to the first floor and LVT flooring.

### Cloakroom

Coved ceiling, ceiling light, UPVC double glazed frosted window to the front aspect, part tiled walls, radiator, pedestal sink, toilet and tiled flooring.

### Living Room

Ornate coving, ceiling lights, UPVC double glazed windows to the front aspect overlooking the front garden/driveway, UPVC double glazed sliding doors to the side aspect opening onto the garden area, two radiators, power points, television point, a built-in electric fireplace and carpeted flooring.

### Kitchen

Coved ceiling, ceiling lights and down lights, carbon monoxide alarm, double-glazed UPVC window to the side aspect, double-glazed UPVC frosted door to the rear aspect, wall and based fitted soft closing units, integrated electric double oven, integrated five-point gas hob with stainless steel splash back and extractor fan above, integrated longline fridge and freezer, space for a dishwasher and a washing machine, space for a tumble-dryer, one and a half bowl composite sink with drainer, radiator, breakfast island with feature power and USB ports in the middle, under cupboard lighting and an enclosed 'Vaillant' single cylinder boiler.

### Dining Area

Coved and ornate coving, ceiling lights, dual aspect UPVC double glazed windows to the front and side overlooking the driveway, consumer unit for the solar panels, two radiators, power points and LVT flooring.

## First Floor

### Landing

Coved ceiling, ceiling lights, loft hatch, smoke alarm, radiator, UPVC double glazed window to the rear aspect overlooking the walkway to the garden, power points, staircase to the ground floor, an airing cupboard with a hot water tank enclosed and carpeted flooring.

### Bedroom One

Coved ceiling, ceiling light with fan, UPVC double glazed windows to the front aspect overlooking the driveway, radiator, built-in wardrobes, power points, digital wall thermostat for the underfloor heating in the en-suite shower room and carpeted flooring.

### En-Suite

Coved ceiling, downlights, extractor fan, UPVC double glazed frosted window to the side aspect, fully-tiled, pedestal sink, toilet, wall mounted front mirrored cupboards, single enclosed shower with glass shower screen, a stainless-steel heated towel rail and tiled flooring with underfloor heating.



### Bedroom Two

Coved ceiling, ceiling light, UPVC double glazed window to the front aspect overlooking the driveway, radiator, power points and carpeted flooring.

### Bedroom Three

Coved ceiling, ceiling light with fan, double-glazed UPVC windows to the rear aspect, radiator, power points, built-in wardrobes and laminate flooring.

### Bedroom Four

Coved ceiling, ceiling light, double-glazed UPVC window to the front aspect, radiator, power points and laminate flooring.

### Bathroom

Coved ceiling, downlights, extractor fan, wall lights, UPVC double glazed frosted windows to the rear aspect, part tiled walls, panelled bath with shower head above and glass shower screen, pedestal sink, toilet, wall mounted front cupboard with mirror, stainless-steel heated towel rail and tiled flooring.

## Outside

### Garden

Westerly facing wrap-around garden, partial-patio, partial-laid to lawn, decking areas, electric sun awning, gated access down both sides of the property, surrounding fences and brick walls, pergola area, power points.

### Double Garage

Pitched roof double-garage with double-glazed UPVC bi-folds doors to the front aspect, smooth set ceiling, downlights, power points and laminate flooring.

### Driveway

Blocked paved with space for multiple vehicles. surround brick-built walls and wooden fences and an outside tap.

## Useful Information

### Agent's Notes

Tenure: Freehold  
EPC: C  
Council Tax Band: E - Approximately £2,503.40 per annum.  
This property benefits from solar panels.

### Stamp Duty

First Time Buyer: £3,750  
Moving Home: £12,500  
Additional Property: £27,500

