

**6 Hopmans Close, Lytchett Matravers,  
Poole, BH16 6AY**

**£475,000  
Freehold**

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**A bright and airy three bedroom detached bungalow situated within a popular cul-de-sac within walking distance to local amenities. The property benefits from gas fired heating with radiators and UPVC double glazing with UPVC fascias and soffits. A sitting room with dual aspect windows enjoys an aspect over the front garden and the kitchen/dining room has French doors opening to the patio and well stocked rear garden. A driveway provides off road parking and leads to the attached garage, the rear garden is of a manageable size and enjoys a good deal of privacy. The village of Lytchett Matravers benefits from a number of amenities including popular schooling for all age groups, public houses and a general store. The larger neighbouring centres of Poole, Broadstone and Wimborne can be easily reached by car. The bungalow is offered for sale with the benefit of No Forward Chain.**

**UPVC DOUBLE GLAZED FRONT DOOR** With outside light, leads to:

**RECEPTION HALL** With radiator, telephone connection point, airing cupboard housing the pre-insulated hot water cylinder with fitted immersion and slatted shelving over, wall mounted heating thermostat control and loft hatch with sliding ladder gives access to the roof space

**LOUNGE** 16' 10" x 12' 7" (5.13m x 3.84m) Windows to front and side aspects, radiator, TV aerial connection point, wall mounted gas fire, door to kitchen/dining room

**A DOOR FROM THE HALLWAY, LEADS TO:**

**KITCHEN/DINING ROOM** 17' 8" x 9' 8" (5.38m x 2.95m) In the kitchen there is a one and a half bowl single drainer sink unit with centre mixer tap with adjacent wood top effect worksurfaces and eye level wall mounted units and base storage cupboards, integrated electric oven with four ring gas hob and extractor canopy above, space and plumbing available for an automatic washing machine, space for upright fridge/freezer. To the opposite side of the kitchen is a further range of matching worktops extending to a breakfast bar with drawers and base storage cupboards below and eye level wall mounted units over. The dining area has space for a table and chairs, radiator, built in double door storage cupboard with shelving and housing the Glow Worm boiler serving the heating and domestic hot water supply, French doors with matching side screens lead from the dining room to the rear garden

**BEDROOM 1** 14' x 9' 10" (4.27m x 3m) Radiator, window with a pleasant outlook over the back garden

**BEDROOM 2** 11' 5" x 10' (3.48m x 3.05m) Radiator, window to the front aspect

**BEDROOM 3** 8' 8" x 8' (2.64m x 2.44m) Radiator, window to front aspect, built in worksurface which could easily be removed if required

**BATHROOM** White suite comprising of panel enclosed bath with centre mixer tap and wall mounted shower attachment, WC, inset wash hand basin with cupboards below and to the side a mirror with electric shaver point and downlighting, smooth plastered ceiling, two windows, radiator

**OUTSIDE - FRONT** The bungalow enjoys a wide frontage with the front garden being predominantly laid to lawn with borders stocked with a number of specimen shrubs, there is also a mature cherry tree. A gravelled driveway provides off road parking and leads to the GARAGE which is fitted with an up and over door, a personal door to the rear garden, power and light and a window to the rear aspect. A paved pathway with wrought iron gate gives access to:



**OUTSIDE - REAR** Running across the full width of the property is a paved pathway leading to a patio area and this then links up to the majority of the garden which has been laid to lawn with a central border and further well stocked borders to all boundaries. There is a small timber summerhouse, outside light and water tap.

**COUNCIL TAX BAND 'E'** This information has been supplied by Dorset Council, and we would suggest you verify this information prior to purchase.

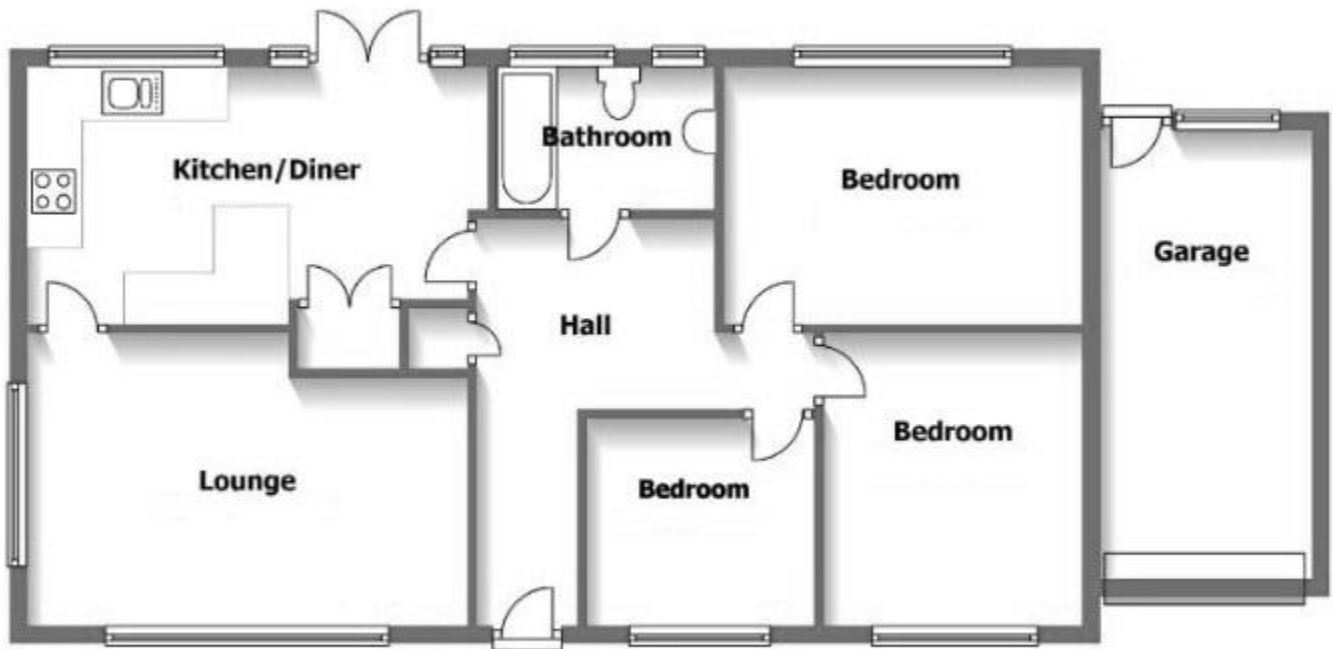
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**Ref: 14902**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>85</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>61</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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