

**22 Old Chapel Drive, Lytchett Matravers,
Poole, BH16 6HA**

**£599,950
Freehold**

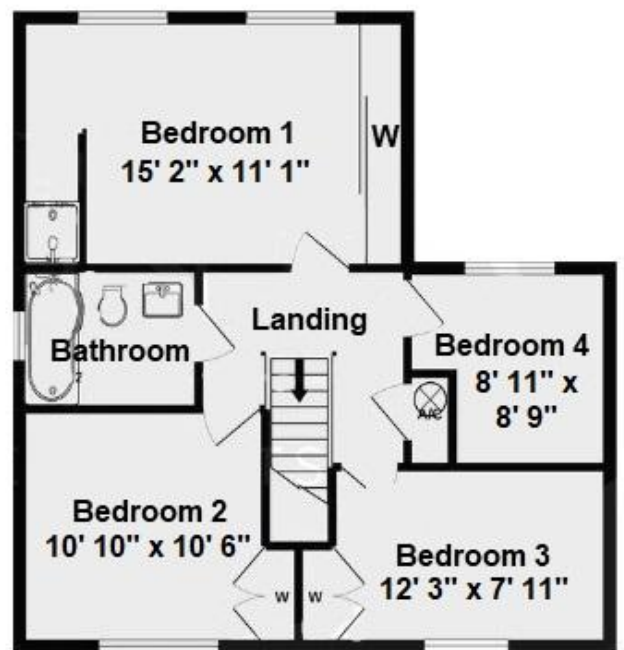


A rarely available four bedroom family home in the sought after village of Lytchett Matravers. The property is located at the end of a quiet cul-de-sac and backs onto fields. The property has been decorated throughout to a high standard including new carpets, refurbished family bathroom and a new shower in the en-suite. The accommodation comprises to the ground floor a large 'L' shaped lounge/dining/day room, modern fitted kitchen/breakfast room and downstairs WC and to the first floor four bedrooms, the master having an en-suite shower room and a refurbished family bathroom. The gardens are beautifully landscaped to include an outdoor swimming pool to the rear and to the front a garage with electric up and over door and off road parking for three vehicles. Viewing is highly recommended.





Ground Floor



First Floor

- Rarely available, beautifully presented family home in a highly sought after location
- Quiet cul-de-sac location back onto woodlands and green fields
- Set on nearly half an acre with immaculate landscaped front and rear gardens
- Outdoor swimming pool
- Large sun deck built approximately 18 months ago
- Newly decorated and carpeted within the past year
- Large 'L' shaped lounge/dining/day room with views over the rear garden and swimming pool
- Modern fitted kitchen/breakfast room
- Downstairs WC
- Four bedrooms, 3 doubles all with built-in wardrobes plus a good size single
- Recently refurbished luxury bathroom and en-suite shower to the master bedroom
- Garage with new electric roller up and over door
- Off road parking for a minimum of 3 cars
- Gas central heating and double glazing
- Excellent school catchment of Lytchett Matravers Primary and Lytchett Minster School
- Vendor suited

Set in the gorgeous countryside setting of Lytchett Matravers, just a 5 minute walk are Lytchett Village Centre amenities with the extensive leisure and shopping amenities of Poole Town Centre just 7 miles away. Wareham is around 5 miles away and there are numerous nature reserves within 10 miles. The property is ideally located providing a tranquil rural setting from where the Jurassic Coast and Dorset countryside can be explored, and town facilities are on your doorstep.

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

Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. **Ref: 14966**

Agents' Note An interest is declared under the 1979 Estate Agency Act.

Towngate House, 2-8 Parkstone Road, Poole BH15 2PW | T 01202 660900 | E poole@wilsonthomas.co.uk
 5 Bournemouth Road, Lower Parkstone, Poole BH14 0EF | T 01202 717771 | E lowerparkstone@wilsonthomas.co.uk
 219 Lower Blandford Road, Broadstone, Poole BH18 8DN | T 01202 691122 | E broadstone@wilsonthomas.co.uk
 www.wilsonthomas.co.uk