

**Landers Reach, Lytchett Matravers** £490,000



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£490,000

- beautiful four bedroomed home
- village location!
- double glazed & gas central heating
- large conservatory
- council tax band 'E' = £2864 pa

This substantial family home is situated in a quiet cul de sac in the ever-popular village of Lytchett Matravers! Offering the best of both worlds, the village has all the charm of a local community, with pubs & schools, but within easy reach of the main routes leading to Poole, Bournemouth & Dorchester. The home is beautifully presented, full of features including a mature & private garden, a conservatory, four bedrooms (the master having an ensuite shower room) a garage & even a summer house!







ENTRANCE HALL with both under stairs cupboard with shelving & further coat storage cupboard with hanging rails. LIVING ROOM 18' 6" x 12' 4" (5.65m x 3.77m) CLOAKROOM

KITCHEN/BREAKFAST ROOM 19' 9" x 11' 8" (6.02m x 3.57m) Extensive range of wall & base units, with breakfast bar, sliding patio door leading to conservatory.

CONSERVATORY 11' 6"  $\times$  10' 4" (3.51m  $\times$  3.17m) UPVC with brick base, wall mounted heater, doors leading to the garden.

LANDING loft hatch, airing cupboard with shelving housing 'Worcester' boiler.

MASTER BEDROOM 12' 4" x 11' 11" (3.77m x 3.64m) ENSUITE SHOWER ROOM

BEDROOM 11' 7" x 10' 5" (3.55m x 3.19m) with far reaching views across the village & to the Purbecks in the distance. BEDROOM 10' 1" x 6' 11" (3.08m x 2.13m)

BEDROOM 8'10" x 8' 5" (2.71m x 2.58m)

**FAMILY BATHROOM** 

REAR GARDEN A very private & sheltered sun trap! The garden is initially paved, upon stepping out of the conservatory, with plenty of space for a six-seater patio suite, the paving continues to provide a year-round path to the garage, side gate & summer house, a lawn area may be found to the lower end of the garden surrounded by mature trees, shrubs & hedging. Outside lighting & tap.

SUMMER HOUSE of timber construction, with power & light connected - previously in use as a home office.

GAR AGE with up & over door, power & lighting connected, ideal space for white goods, with shelving.

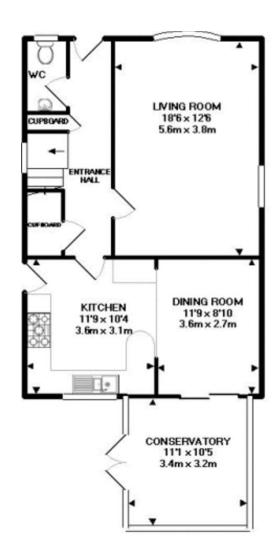
PARKING space for three/four cars on the driveway.

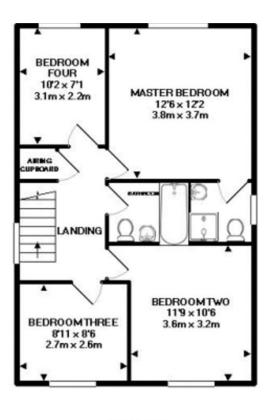
FRONT GARDEN Laid to lawn.











1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, ormiscion, or mis-stakement. 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 hade with Metropic (80012).

GROUND FLOOR

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