

**Fern Bank, Poole Road,  
Lytchett Matravers, Poole, BH16 6AF**

**£375,000  
Freehold**



**A wonderful opportunity to acquire a most spacious, substantial character bungalow probably dating from the 1930s, set on a good size plot in this semi-rural location on the fringe of Lytchett Matravers. The property boasts a wealth of charm and character with high ceilings throughout and provides entrance hall, excellent lounge/dining room of 24' 6" in length with fireplace, kitchen/breakfast room, utility room, cloakroom, two double bedrooms, bathroom with separate shower, whilst outside there is an extensive driveway with space for a motorhome if needed, together with a carport and garage and an excellent rear garden. Offering scope for extension/redevelopment, our motivated seller now invites sensible offers for an early sale with no forward chain!**

**DOUBLE GLAZED DOOR** Leads to:

**ENTRANCE PORCH** Of UPVC construction with double glazed windows, quarry tiled floor, leaded light double glazed composite door leads to:

**ENTRANCE HALL** Radiator within cabinet, access to loft space

**OUTSTANDING LOUNGE/DINING ROOM** 24' 6" x 12' 2" overall inc. wide bay window (7.47m x 3.71m) Two radiators, power points, TV point, feature fireplace with inset coal effect gas fire, wide bay window to front elevation, window to side elevation

**KITCHEN/BREAKFAST ROOM** 12' x 10' 6" (3.66m x 3.2m) Fitted with a range of wall and floor mounted units with fitted worksurfaces and part tiled walls, inset one and a half bowl sink unit, integrated electric cooker, built in four ring gas hob with extractor hood housed within matching unit, built in glazed display cabinet, tiled flooring, window to side elevation, window overlooking rear garden, door to:

**UTILITY ROOM** 12' x 6' 2" (3.66m x 1.88m) Fitted worksurface with adjacent cupboards, space for fridge/freezer, plumbing and space for washing machine, radiator, tiled flooring, sliding double glazed patio door leads to rear garden

**CLOAKROOM** Suite comprising close couple WC, pedestal wash hand basin

**BEDROOM 1** 11' 6" x 11' 2" max. (3.51m x 3.4m) Radiator, extensive range of fitted furniture to include wardrobe, bedside cabinets and cupboards above, window to side elevation

**BEDROOM 2** 13' 2" x 12' into wide bay (4.01m x 3.66m) Radiator, wide bay window to front elevation

**BATHROOM** Suite comprising panelled bath, separate walk in over size shower with wall mounted thermostatically controlled shower, WC with concealed cistern and adjacent cupboard, wash hand basin with vanity unit including worksurface, wall mounted shaver point and light, heated towel rail, tiled flooring, part tiled walls, built in linen cupboard, window to side elevation

**OUTSIDE - FRONT** Fern Bank can be found on a private road on the fringe of Lytchett Matravers. The property enjoys a large frontage with the front garden being laid to lawn bordered by a variety of shrubs. An extensive driveway provides parking for several vehicles including a turning area, whilst there is also space for a motorhome if needed. The driveway continues alongside the property to a carport which in turn continues to a DETACHED GARAGE measuring approximately 18' 6" in length having an up and over door together with power and light and fitted work bench together with a personal side door to the rear garden.



**OUTSIDE - REAR** The rear garden is of a good size with a full width patio area from where several steps lead up to a lawned area bordered by a variety of shrubs and timber panelled fencing. There is cultivated kitchen garden together with greenhouse. Outside tap.

**COUNCIL TAX BAND 'D'** 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.

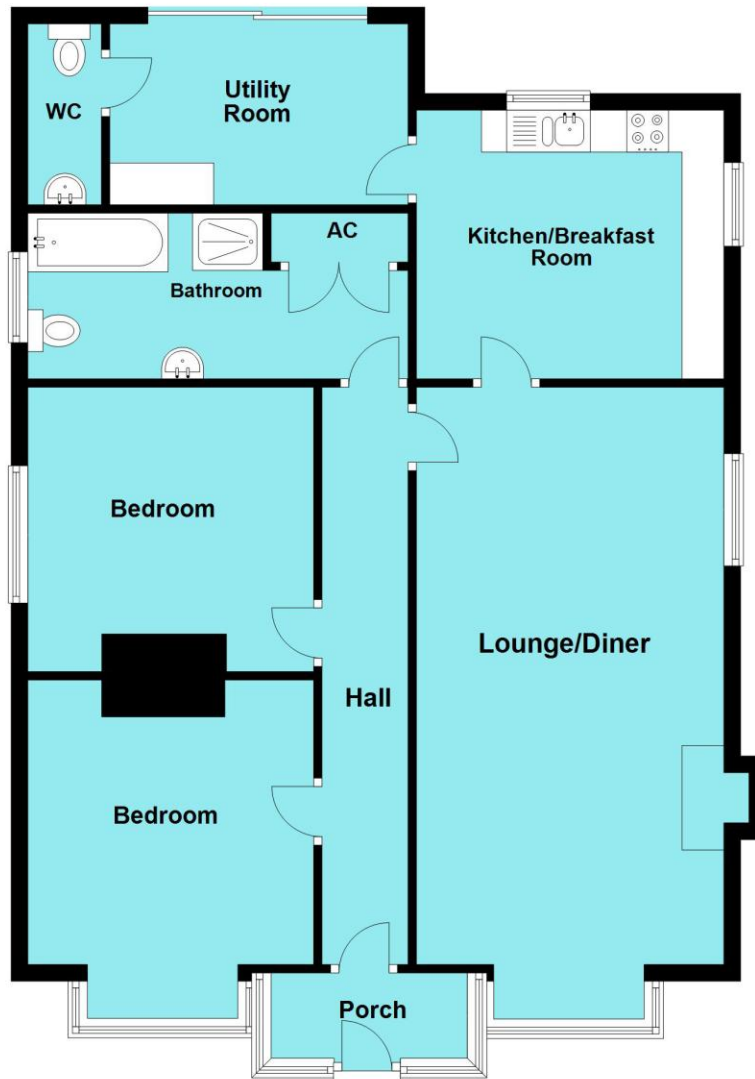
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Total area: approx. 93.4 sq. metres (1005.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. 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.  
Plan produced using PlanUp.

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