

Single Garage with Parking • 3 Double Bedrooms • Open Plan Living/Dining Area • Charming Rural Outlook • Central Village Location • Lytchett Schools Catchment Area • Decked Terrace & Lawned Garden •

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## 65 The Spinney, Lytchett Matravers

£325,000 Freehold

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HOMES







Charming 3 bed semi with garage & parking. Open plan living & dining area, 3 double bedrooms, ideal for families or remote working. Rural outlook, decked terrace & lawned garden. Lytchett School Catchment area. Book a viewing today with OpenDaws Homes.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



**Lounge**  
19' 7" x 14' 6" (5.97m x 4.42m)  
The large, open-plan lounge seamlessly integrates with a dedicated dining area, creating a harmonious and versatile living space. Abundant natural light fills the room, enhancing the welcoming ambiance. This design ensures a fluid transition between relaxation and dining, fostering an inviting atmosphere for both daily living and entertaining.

**Hallway & Landing**  
The spacious and airy landing offers a welcoming transition between rooms. Filled with natural light, it creates an open and inviting atmosphere, providing a pleasant focal point within the home.

**Kitchen**  
The kitchen is equipped with a modern range of white gloss base and eye-level units, concealing a gas-fired boiler, electric oven, and gas hob. Ample space is provided for a washing machine, dishwasher, and fridge/freezer, ensuring a well-appointed and functional culinary space.



## Master Bedroom

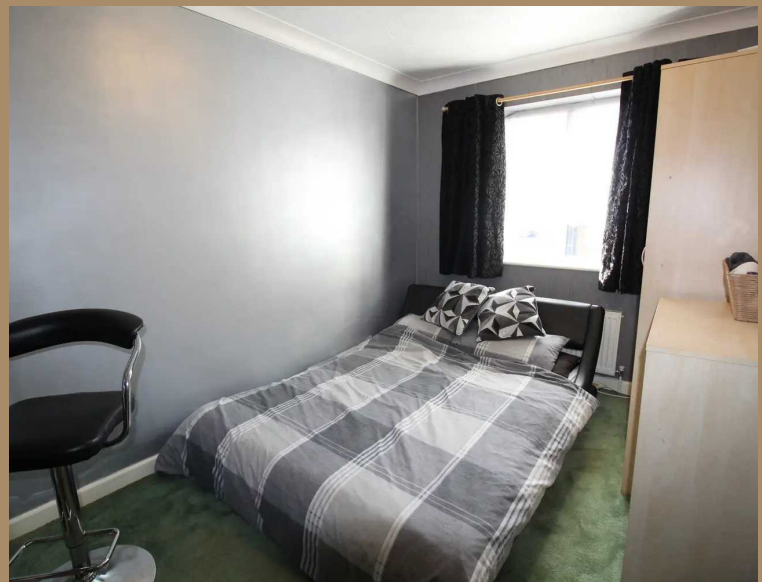
14' 6" x 10' 0" (4.42m x 3.05m)

The master bedroom is a luxurious retreat, featuring triple sliding built-in wardrobes that offer ample storage. With generous space for bedside cabinets, a double bed, and drawers, it combines functionality with elegance, creating a well-appointed and organised haven for rest and relaxation.

## Bedroom 2

11' 9" x 7' 10" (3.58m x 2.39m)

Bedroom 2 offers a comfortable space for a double bed, with ample room for wardrobes and drawers. Its front aspect provides a pleasant view, combining functionality and aesthetics for a well-appointed and inviting living space.





### **Bedroom 3**

8' 10" x 6' 3" (2.69m x 1.91m)

Bedroom 3 provides a comfortable space for a double bed, offering a restful haven with a pleasant outlook to the front. This arrangement blends comfort with a welcoming view, creating an inviting atmosphere for relaxation and rest.

### **Family Bathroom**

The family bathroom features a bath with an overhead shower, a WC, and a handwash basin. Part-tiled walls add a touch of style, creating a practical and aesthetically pleasing space for daily routines.

### **Downstairs Cloakroom**

The downstairs cloakroom features a WC and a handwash basin, providing a convenient and practical space for quick visits. This compact and functional area adds convenience to the ground floor living space.





## Garden

The garden features a raised decked terrace, providing an elevated and stylish outdoor space. A well-maintained lawn area complements the landscape, bordered by carefully planted greenery. This thoughtful design offers both functional and aesthetically pleasing elements, creating a harmonious and inviting outdoor environment.

## Communal Garden

The property benefits from a delightful designated green space, conveniently located at the bottom of the road, offering an ideal setting for leisurely walks. Additionally, a park, just 5 minutes away, enhances the neighbourhood's recreational amenities, providing residents with accessible and enjoyable outdoor spaces for relaxation and activities.

## Parking - Garage

Within a block adjacent to the house is a single garage with electric door and parking in front.









Total Area: 82.5 m<sup>2</sup> ... 888 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**65, The Spinney, Lytchett Matravers, BH16 6AT**



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