

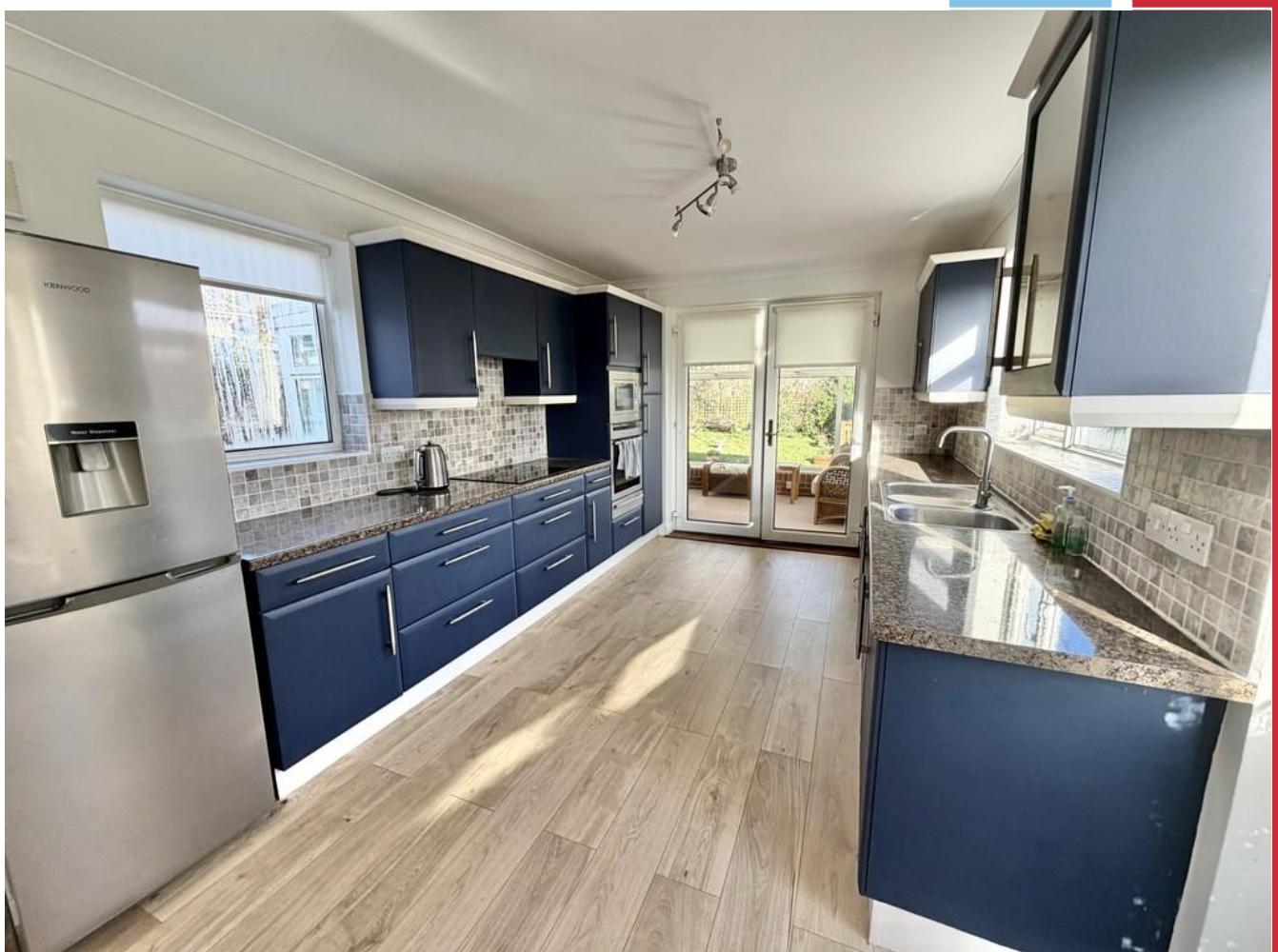


## Harbour Lights, Burbidge Close, Lytchett Matravers BH16 6EG

An opportunity to acquire a spacious, three bedroom, detached bungalow with many outstanding features, enjoying a tucked away, non-estate position on the fringe of this ever popular village. Offered for sale with No Forward Chain.

**EPC: 53 Council Tax Band: E Price: £475,000 Freehold**

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## Key Features

- THREE BEDROOMS
- BRIGHT AND AIRY LIVING ROOM
- DINING ROOM
- SPACIOUS KITCHEN
- CONSERVATORY
- LARGE DRIVEWAY TO DOUBLE LENGTH GARAGE
- OUTSTANDING GARDENS
- PRIME LOCATION
- NO FORWARD CHAIN
- MUST BE VIEWED

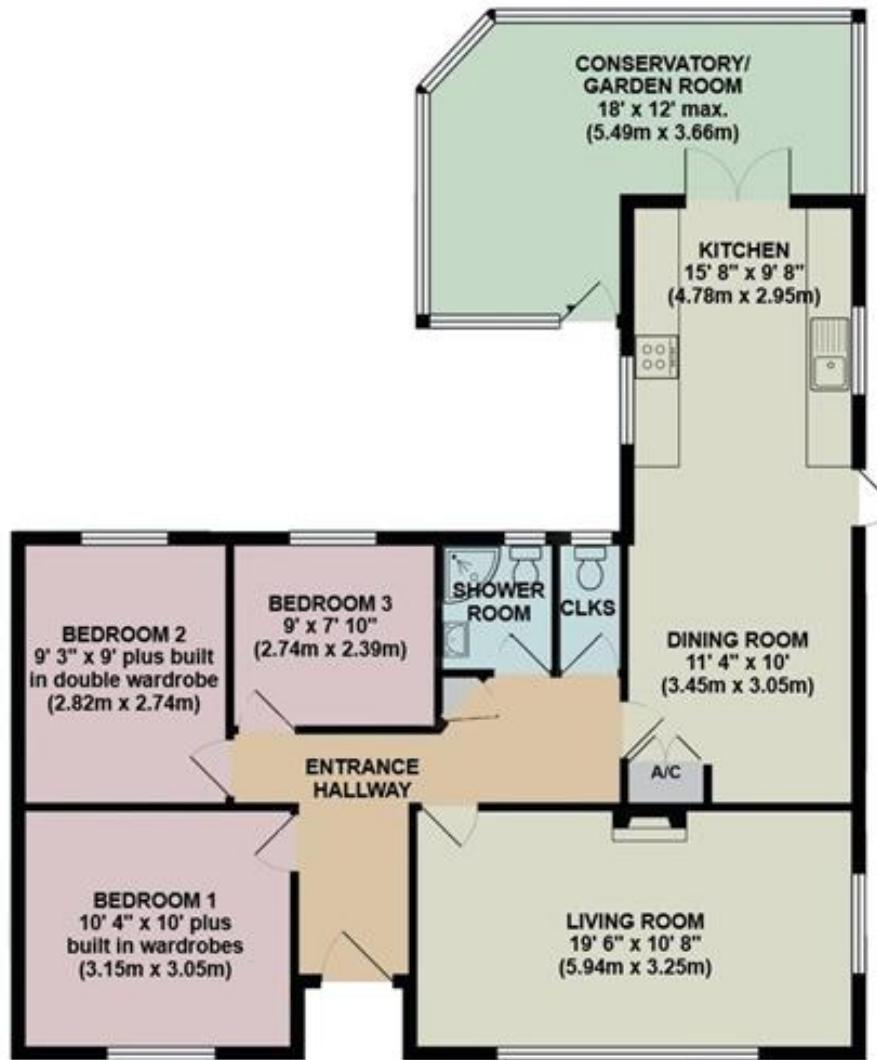
## The Property

Upon entering the bungalow, there is a spacious hallway which serves all principal rooms and has the benefit of built in storage including airing cupboard. There is a bright and airy dual aspect living room with feature fireplace. Picture window overlooking the front garden having a distant view to the Isle of Purbeck. There is an excellent kitchen/dining room with integrated appliances. Two windows overlook the side garden and a double glazed door leads to the side of the property. Double glazed French doors lead out to a wrap-around conservatory/garden room which in turn leads out to the amazing, well stocked garden.

There are three bedrooms, with bedrooms 1 and 2 having built in wardrobes. The third bedroom could be

used as a home office if needed. To complete the picture internally, there is a shower room, together with an additional cloakroom.

Set at the end of a quiet lane, the property enjoys a tranquil, rural setting. There is a good size lawned front garden which continues around to a side garden, where one will find a greenhouse and hidden patio area. The large rear garden is a notable feature of the property having an expansive lawned area bordered by a variety of shrubs, mature hedgerow and specimen trees. Patio/entertaining area, timber summer house, garden store, a long driveway leads to a detached double length garage/workshop with an overall measurement of 27' x 10' with light and power.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	
(39-54)	E	53
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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