



4 Turbetts Close, Lytchett Matravers, BH16 6HF

We are delighted to offer this spacious and distinctive four bedroom country style home, forming part of a small and charming development overlooking a designated green space. This rarely available property has remained in the same ownership since 1999 and presents a wonderful opportunity.

EPC: 64 Council Tax Band: G Price: £575,000 Freehold





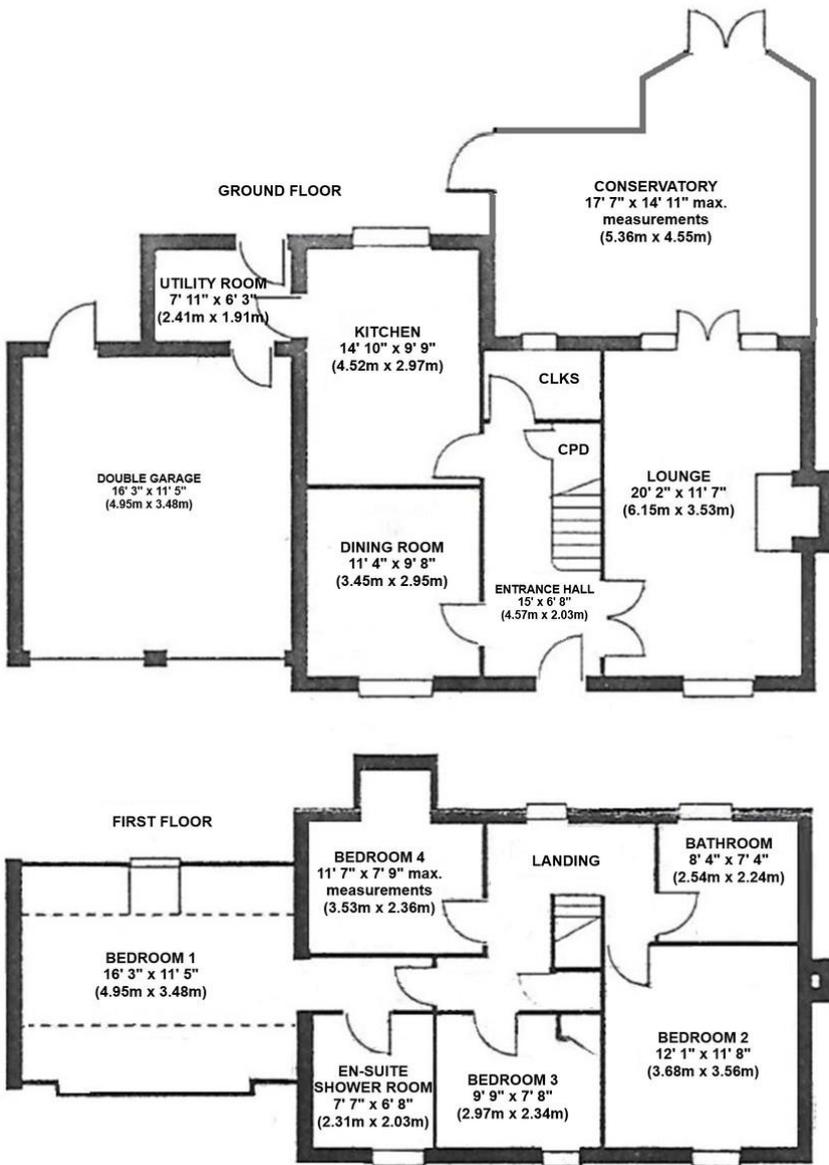


Key Features

- FOUR BEDROOM FAMILY HOME
- TWO RECEPTION ROOMS
- CONSERVATORY
- KITCHEN WITH BUILT IN APPLIANCES
- FAMILY BATHROOM & EN-SUITE SHOWER ROOM
- DOUBLE GARAGE WITH ELECTRIC DOOR
- WEST FACING REAR GARDEN
- UPVC DOUBLE GLAZING
- SOUGHT AFTER VILLAGE LOCATION
- NO FORWARD CHAIN

THE PROPERTY The accommodation begins with a welcoming entrance hallway providing access to two well proportioned reception rooms, the kitchen and a cloakroom. The main lounge is generous in size and features a fireplace, flowing through to a rear conservatory with double doors opening into the west facing garden allowing for an abundance of natural light. The second reception room is versatile and can be used as a dining room or study. The farmhouse style kitchen is fitted with integrated appliances and is complemented by a separate utility room offering additional storage and work space. The utility room provides internal access to the double garage which

benefits from a single electric door. To the first floor, a spacious landing leads to four bedrooms, the master bedroom features fitted wardrobes and an en-suite shower room. Bedroom 2 is a large double with fitted wardrobes, whilst the third is a small double with a built in storage cupboard with the fourth being a single, all served by a well-appointed family bathroom. Externally the front garden provides off road parking for two vehicles and an electric charging point with the remainder laid to lawn and enclosed by a charming picket fence. A brick paved pathway leads to the front and side entrances. The landscaped rear garden is west facing and includes a newly loose stone area ideal for outdoor dining and entertaining.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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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