



11 TRENCHARD MEADOW, LYTCHETT MATRAVERS, POOLE, DORSET, BH16 6NA  
**£440,000 FREEHOLD**

**AN ATTRACTIVE 3 BEDROOM DETACHED BUNGALOW WITH A GARAGE, A BRICK PAVIOURED DRIVE AND A BEAUTIFULLY KEPT, PRIVATE GARDEN IN A POPULAR DORSET VILLAGE NOT FAR FROM THE COASTAL TOWN OF POOLE.**

#### **SUMMARY:**

The L-shaped entrance hall has an alarm system, an electrical consumer unit, an airing cupboard housing the hot water tank, a storage cupboard, and access to a part boarded, well insulated loft space.

#### **AT A GLANCE**

- Beautifully kept, private garden
- Not far from the coastal town of Poole
- Spacious, dual aspect living/dining room
- Conservatory
- Garage and ample off road parking



## DESCRIPTION:

The spacious, dual aspect living/dining room includes a bow window and a fitted gas fire with a timber fireplace surround.

The kitchen/breakfast room features work surfaces, base and wall units, cooker space with extractor above, and space for washing machine, slimline dishwasher, fridge and freezer.

Bedroom 1 is a spacious double room with a range of storage units, views over the rear garden, and an en suite shower room. Bedroom 2 is currently being used as a second reception room, but is a sizeable double room with French doors leading out to a conservatory, which in turn has double doors to the garden.

Bedroom 3 is a smaller double room with windows to the side, and there is a family bathroom.

The property enjoys ample off road parking, including a slate area to the front of the bungalow, and a paved driveway which leads to a garage (with pitched roof, power, lighting, up-and-over door, and personal door to the rear garden.)



A timber gate leads to the superbly stocked rear garden which features an array of planting in well kept borders, a small greenhouse and a timber summerhouse (with power.)

### LOCATION:

Lytchett Matravers has shops including a Tesco Express, a doctors' surgery, a library and a primary school. Secondary education is available in the village of Lytchett Minster which is about 2 miles away. The village has 2 pubs, The Chequers and The Rose & Crown, and a village hall with views of Poole Harbour. The town of Poole, which has a mainline rail link to London Waterloo, is easy accessible by road, as are Dorset's beautiful beaches.

### COUNCIL TAX:

Band E

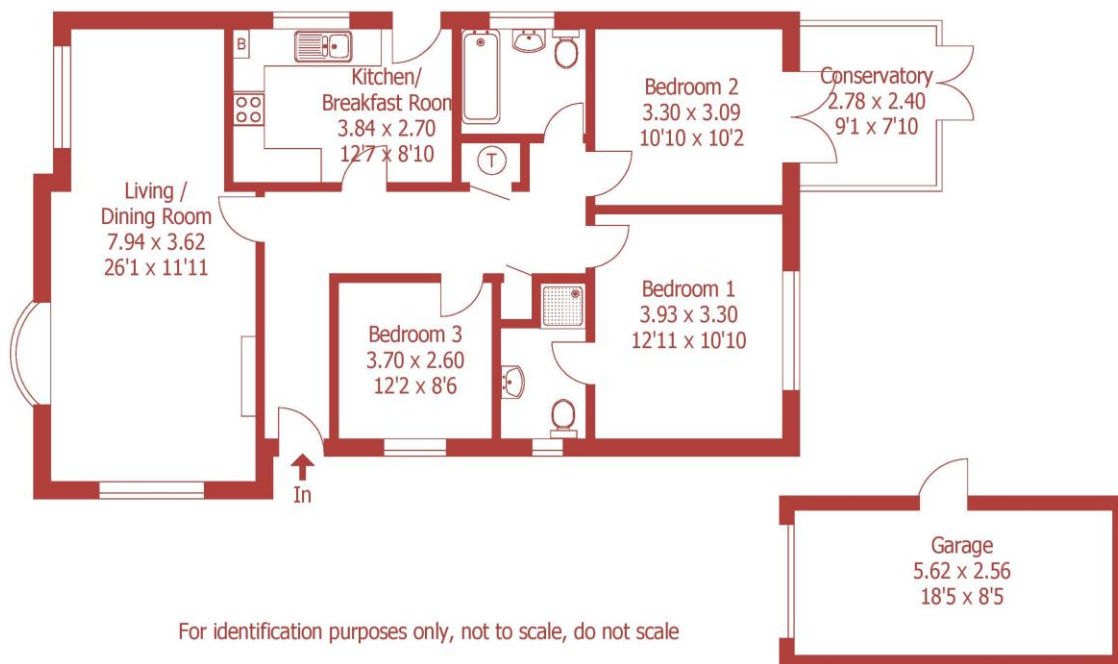
### DIRECTIONS:

From Wimborne, proceed west on the A31 for about 3 miles to the Roundhouse roundabout at Sturminster Marshall. Take the first exit onto the A350, signposted to Poole. Proceed for about 2.5 miles, passing through Combe. At the crossroads, with Rushall Lane on the left, turn right, signposted to Lytchett Matravers. Proceed along Wimborne Road into the village. At the crossroads turn left into the High Street, and continue for about half a mile, past the Rose & Crown pub. After a few hundred yards take the second right into Foxhills Road. Follow the road around, passing the left hand turning to Landers Reach, and turn right into Trenchard Meadow.





Approximate Gross Internal Area :- 102 sq mt / 1094 sq ft  
Garage Approximate Gross Internal Area :- 14 sq mt / 155 sq ft



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 58 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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