



58 Lytchett Way, Upton, Poole, BH16 5LS

Asking Price £525,000

- Three/Four Bedrooms
- Low Maintenance Garden
- Stunning Throughout
- Kitchen/Family Room
- Gas Central Heating
- Detached Family Home
- Significantly Extended
- Driveway
- En-Suite
- Downstairs Toilet

58 Lytchett Way, Upton BH16 5LS

We are delighted to offer for sale this superbly spacious, versatile and wonderfully presented family home situated in Upton, near Poole.



Council Tax Band: D



Lytchett Way

Beautifully presented throughout and located in a quiet position close to Lytchett Bay Nature Reserve, this detached home offers spacious and flexible accommodation suited to a range of needs.

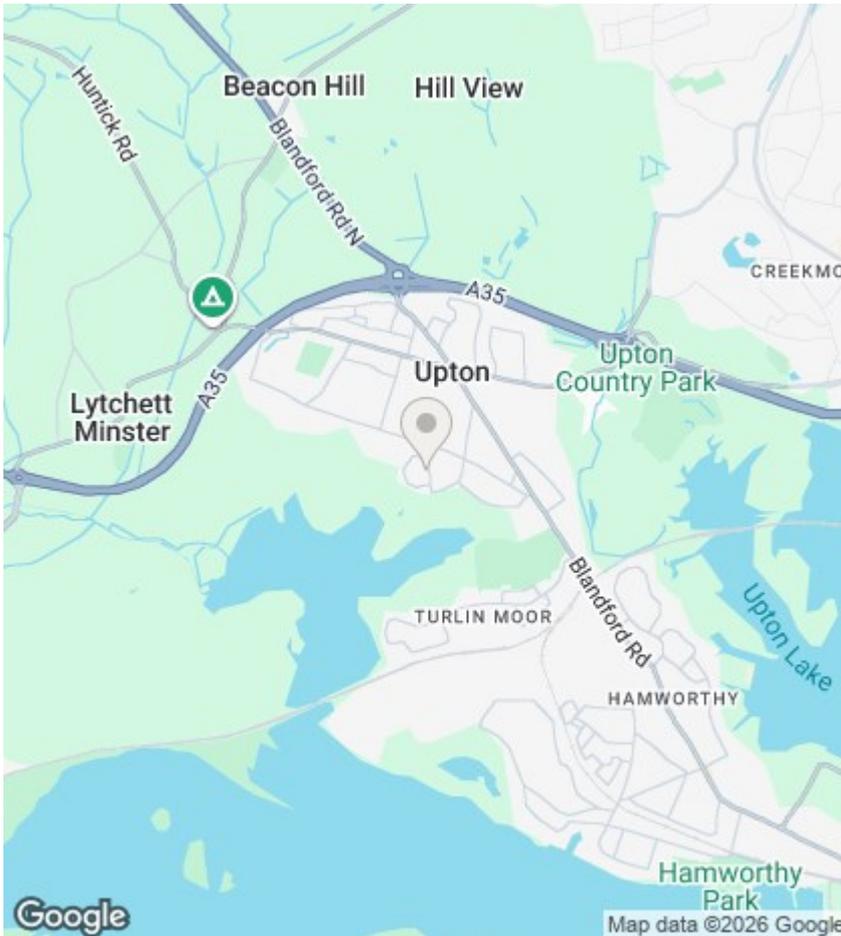
Significantly extended, the ground floor includes a comfortable lounge and an impressive open kitchen/dining/family room which forms the heart of the home. This generous space includes a bar area and doors opening directly onto the garden, making it ideal for everyday living and entertaining.

There is also a downstairs toilet, hobby room, separate study and a small gym room created as a result of the side extension and partial garage conversion. These rooms provide excellent versatility and could easily be adapted, with the option for one to serve as a fourth bedroom if required.

Upstairs, the spacious landing leads to three double bedrooms. The main bedroom benefits from an en-suite shower room and there is a separate family bathroom serving the remaining bedrooms.

Outside, the property features a low maintenance garden, brick built storage sheds, side access and garage store in the remainder of the original garage. A driveway provides off road parking for two cars.

A well balanced home in a peaceful location, close to nature and convenient for local amenities. For more information, or to arrange a viewing, please contact our Upton branch.



Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

Viewings

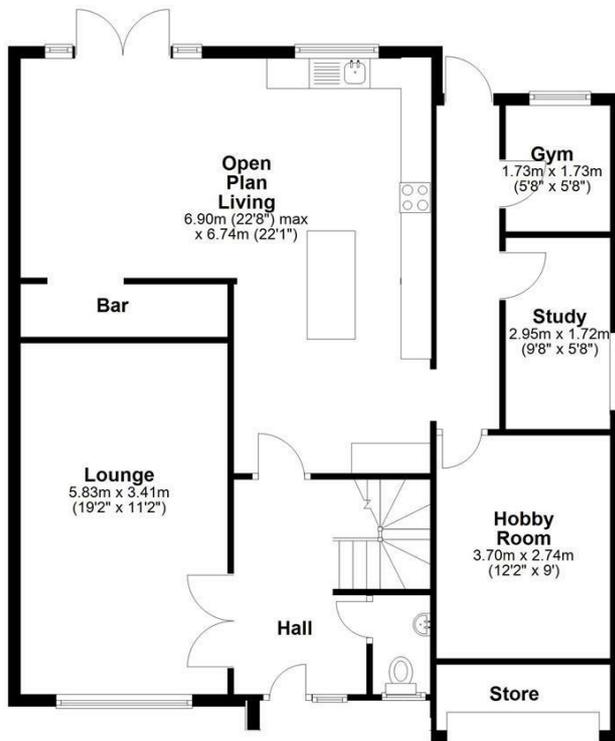
Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

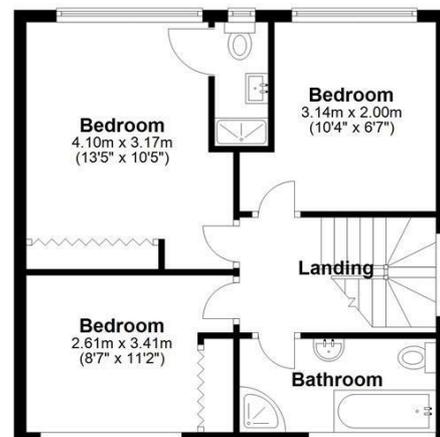
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor



First Floor



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.