

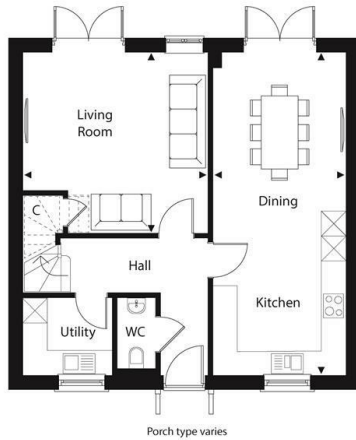


## Plot 78, The Lytchett Frenches Green, Upton, Poole, Dorset, BH16

£600,000

- Four Bedrooms
- High Specification Interiors
- Beautifully Finished
- Anticipated Completion - December 2026
- Detached Family Home
- A Collection of 2,3 & 4 Bedroom Homes
- Garage & Driveway
- En-Suite
- Thoughtfully Designed Layouts
- New Build Incentives Available!

## The Lytchett



Ground Floor

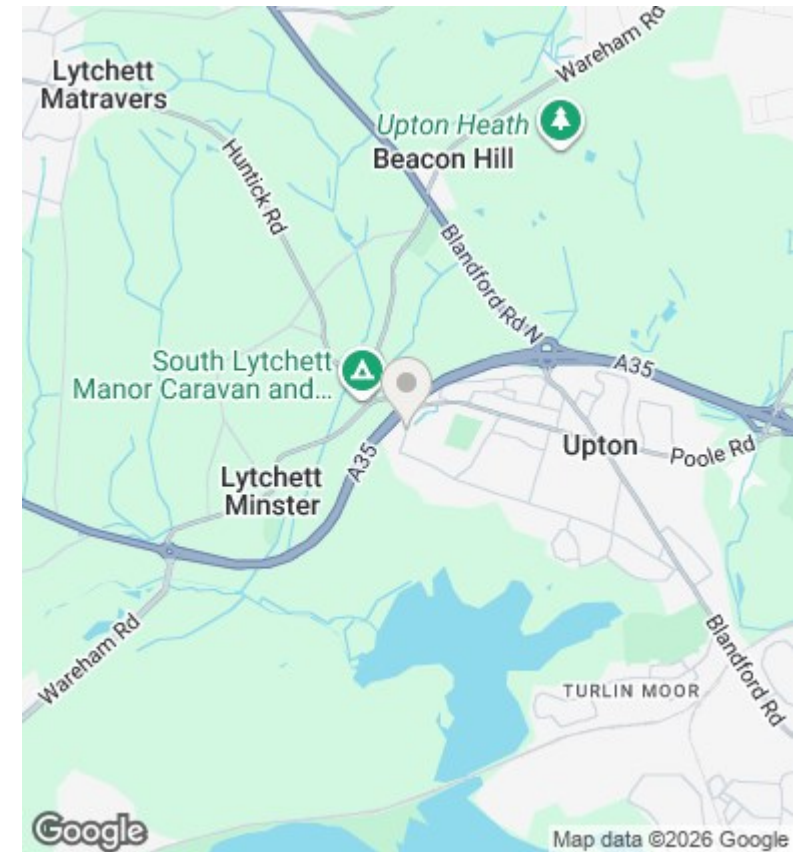
Kitchen/Dining	3.26m x 7.95m	10' 8" x 26' 1"
Living Room	4.54m x 4.43m	14' 11" x 14' 6"

TOTAL FLOOR AREA 126m<sup>2</sup> 1360ft<sup>2</sup>



First Floor

Main Bedroom (incl. wardrobe)	3.19m x 4.35m	10' 6" x 14' 3"
Bedroom 2	3.10m x 3.39m	10' 2" x 11' 1"
Bedroom 3	3.25m x 3.48m	10' 8" x 11' 5"
Bedroom 4	2.22m x 3.02m	7' 3" x 10' 8"



## Directions

## Viewings

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

## Council Tax Band

## EPC Rating:

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