GREYS

ESTATE AGENTS

1 Fairview, Dillons Gardens, Lytchett Matravers, Poole, BH16 6FB

Asking Price £565,000

- Four Bedrooms
- Modern With Character
- Secluded Garden
- Popular Village Location
- En-Suite Shower
- Detached Family Home
- Integral Garage & Driveway
- Fantastic Room Sizes
- Utility Area
- No Chain!

7 The Triangle, Upton, Poole, Dorset, BH16 5PG
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NO CHAIN! We are delighted to offer for sale this spacious and imposing family home, situated on a modern development in a quiet road in Lytchett Matravers.

4 2 2 C

Council Tax Band: F

Fairview, Dillons Gardens

A beautifully presented four bedroom detached family home, built in 2008, combining modern living with an abundance of character and personality. Spacious throughout and thoughtfully designed, this impressive property offers versatile accommodation ideally suited to family life, within reach of excellent local schools.

The ground floor comprises a welcoming lounge with a log burner, creating a cosy focal point and a separate dining room which could equally serve as a playroom or home office. The well appointed kitchen (with glazed double door access from the lounge) benefits from a useful utility area and doors opening directly onto the rear garden, perfect for everyday living and entertaining. A downstairs cloakroom completes the accommodation downstairs.

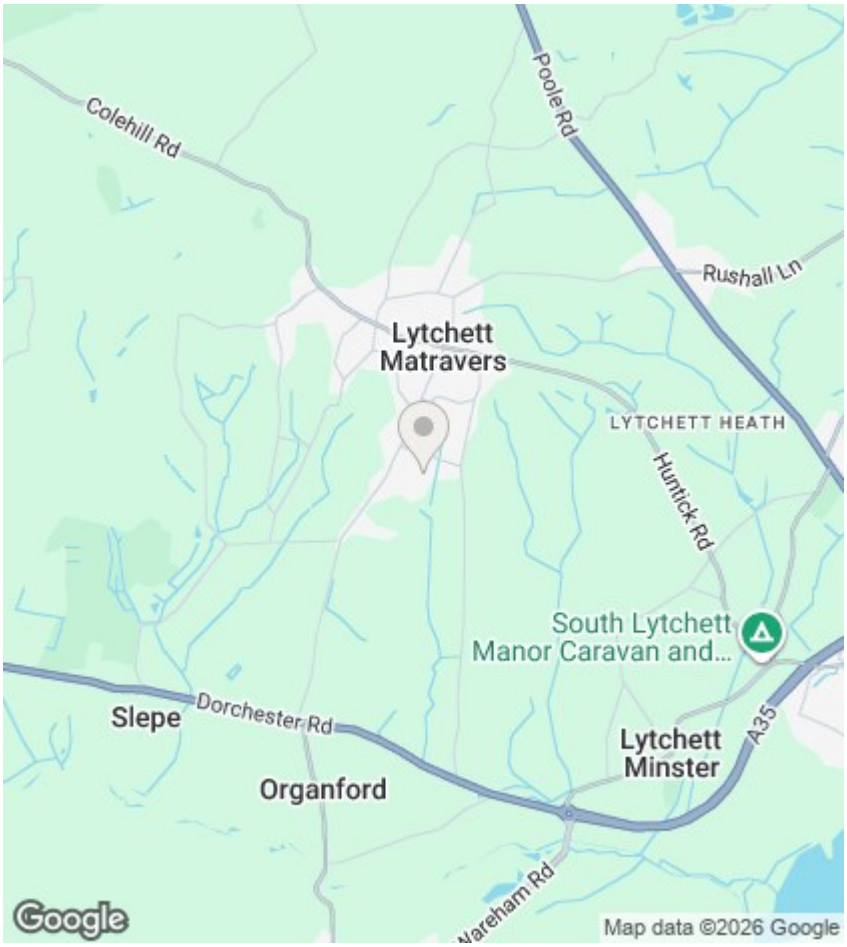
Upstairs, a generous landing leads to four well proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a modern family bathroom.

Further benefits include an integral garage, gas central heating, double glazing throughout and a fitted alarm system for added peace of mind.

Externally, the property enjoys a wrap around garden predominantly laid to lawn with patio areas ideal for outdoor dining and entertaining. A private driveway provides off road parking for approximately three vehicles.

Situated on the outskirts of the highly sought after village of Lytchett Matravers, this is an ideal family home offering a wonderful blend of village living, excellent schooling and convenient access to local amenities, surrounding countryside and nearby Poole & Wareham.

To arrange a viewing, or for more information, please contact our Upton office at your earliest convenience.



Agents note

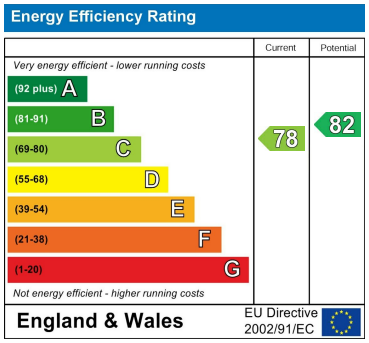
Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order.
The agent has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

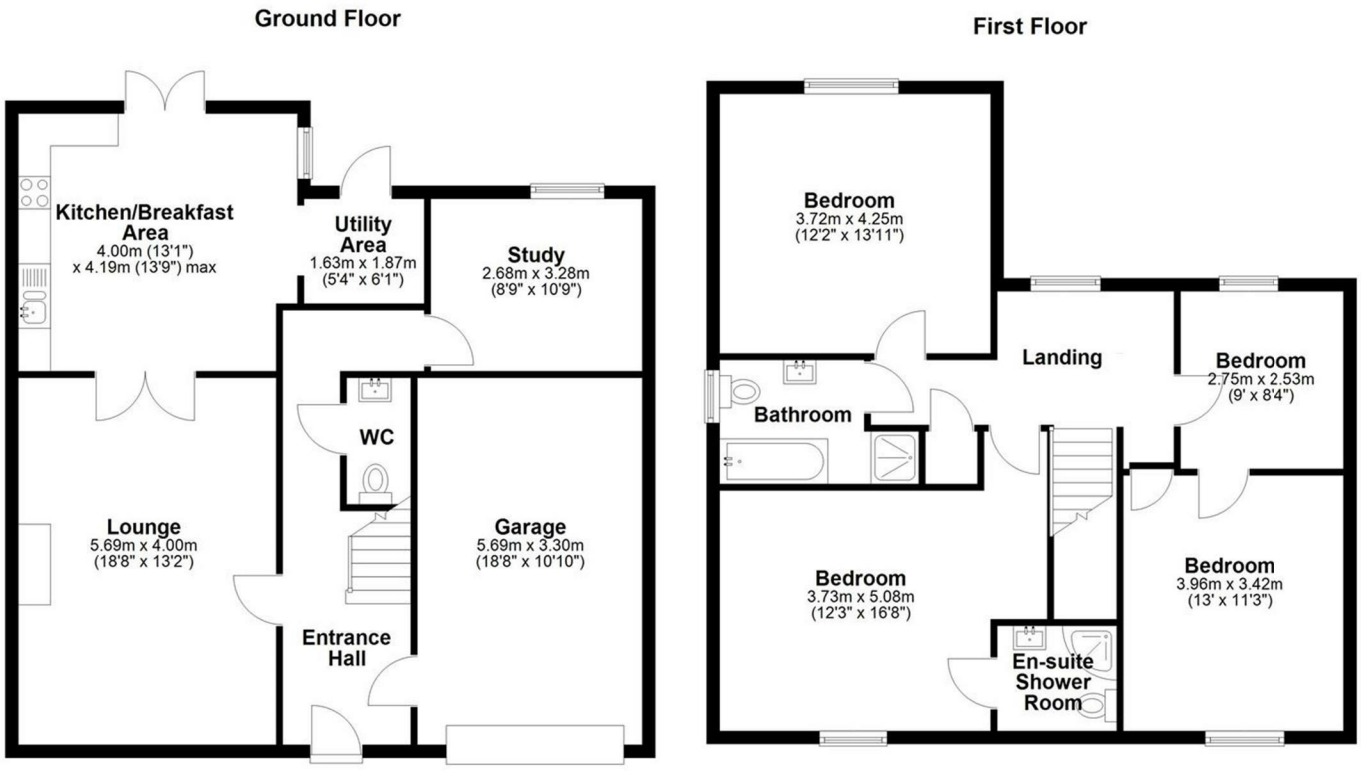
Viewings

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

EPC Rating:

C





Total area: approx. 164.3 sq. metres (1768.3 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error,

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