



4 Foxhills Crescent, Lytchett Matravers, Poole BH16 6BE

Situated in this popular village is this excellently presented, three bedroom semi-detached home benefitting from a generous rear garden and from the main bedroom far reaching views to Poole Harbour and the Purbecks.

EPC: 73 Council Tax Band: C Price: £385,000 Freehold

 **3**  **1**  **2**





Key Features

- NO FORWARD CHAIN
- THREE DOUBLE BEDROOMS
- GAS FIRED CENTRAL HEATING & UPVC DOUBLE GLAZING
- RE-FITTED OPEN PLAN KITCHEN/DINING ROOM
- COSY LOUNGE
- GROUND FLOOR CLOAKROOM WITH UTILITY AREA & FURTHER STORAGE
- MASTER BEDROOM WITH VIEWS TO POOLE HARBOUR & THE PURBECKS
- TWO FURTHER DOUBLE BEDROOMS
- RE-FITTED BATHROOM & SEPARATE WC
- SCOPE FOR LOFT CONVERSION (STPP)

The Property

The property is situated in the popular village of Lytchett Matravers and within walking distance of local amenities and popular schooling, and within easy reach of the larger centres of Poole, Broadstone and Wimborne.

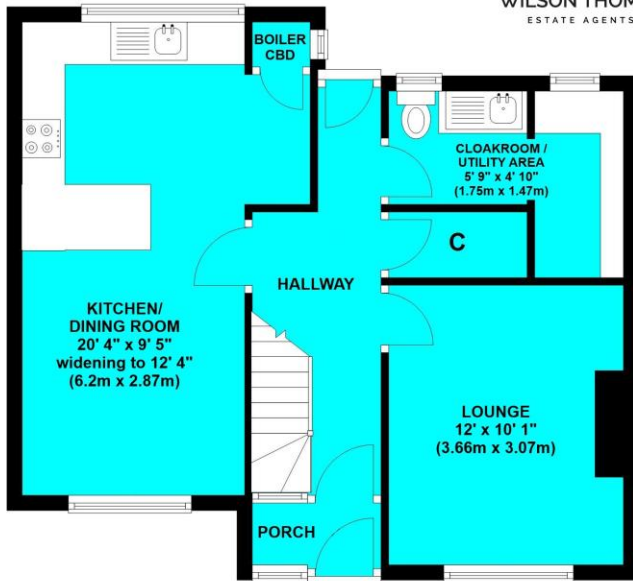
This excellently presented home has been lovingly modernised by the current owner including an upgraded heating system with new boiler, hardwood veneered internal doors, smooth plastered ceilings and the major improvement of a new roof.

The accommodation comprises of an entrance vestibule leading to the reception hall, there is a ground floor cloakroom/utility area opening into a pantry, a further large storage cupboard and then a cosy sitting room overlooking the front garden with a working fire. A particular feature of the house is the impressive kitchen/dining room with both

front and rear aspects. Within the kitchen there is a range of contemporary units and integrated appliances including a wine cooler. A staircase leads to a generous first floor landing, which the current owner uses as an office space, there is then the master bedroom enjoying far reaching views to the harbour. There are then two further good size bedrooms and an attractively fitted bathroom and separate WC. Bedrooms 1 and 2 both have the original fireplaces. The front garden has been predominantly laid to lawn and a driveway provides good off road parking and in turn leads to the long rear garden, with a good size patio area and two substantial storage sheds, then opening onto an expanse of lawn with well stocked flower and shrub borders all fully enclosed by timber panelled fencing.

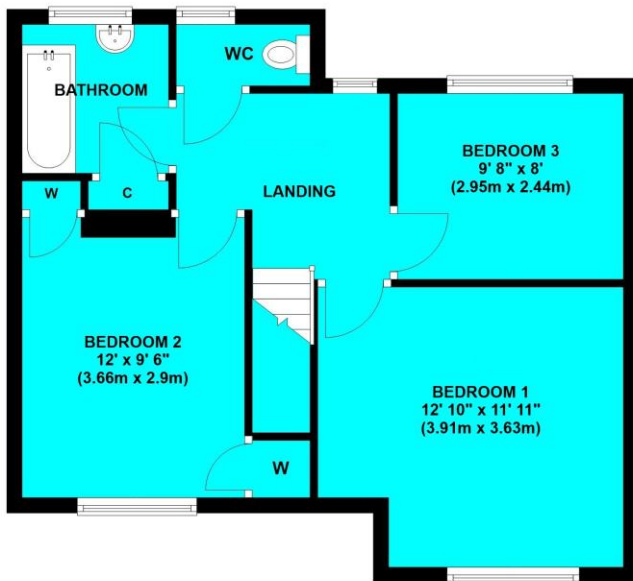
Ground Floor

Approx. 49.0 sq. metres (527.4 sq. feet)



First Floor

Approx. 47.9 sq. metres (515.5 sq. feet)



Total area: approx. 96.9 sq. metres (1042.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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