



**5 Charborough Close
Lytchett Matravers
Poole, Dorset, BH16 6DJ**

A well presented 4 bedroom detached family house with large conservatory, off road parking, detached garage and private, south facing rear garden, situated on a small cul-de-sac development within walking distance of the village centre.

**PRICE GUIDE:
£500,000-£525,000
FREEHOLD**



Christopher
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The property has undergone a programme of refurbishment, including re-modelling and re-fitting of the kitchen about 5 years ago, and a new gas central heating boiler approximately 3 years ago. There is great potential for a 2-storey extension to the side, and the house benefits from gas central heating and replacement UPVC double glazing.

A covered entrance porch leads to a reception hall with under stairs cupboard and ground floor cloak-room (with WC and wash basin).

The open plan kitchen has modern units and work-tops, gas hob, extractor, Zanussi microwave/grill, electric oven, twin bowl ceramic sink, American style fridge-freezer, space and plumbing for washing machine, wall mounted cupboard containing a Worcester gas central heating boiler (fitted about 3 years ago), and door to outside.





An open walkway leads through to a large, L-shaped sitting/dining room with a sliding door to a spacious conservatory (with a long storage unit, space for tumble dryer, and double glazed sliding door to the rear garden).

From the hall, stairs lead to a first floor landing with a loft access and 2 built-in cupboards. Bedrooms 1, 2 and 3 all have built-in wardrobes. Bedroom 4 is currently arranged as an office, with an excellent range of cupboards and drawers. The bathroom comprises bath (with shower and screen over), wash basin and WC.

The open plan front garden is lawned, with a driveway providing ample off road parking and leading to a garage with electric up-and-over door, power points, lighting, access to eaves storage space, and personal door to the garden. A side gate leads to a nicely enclosed, south facing rear garden with paved patio, lawn and shrub borders.



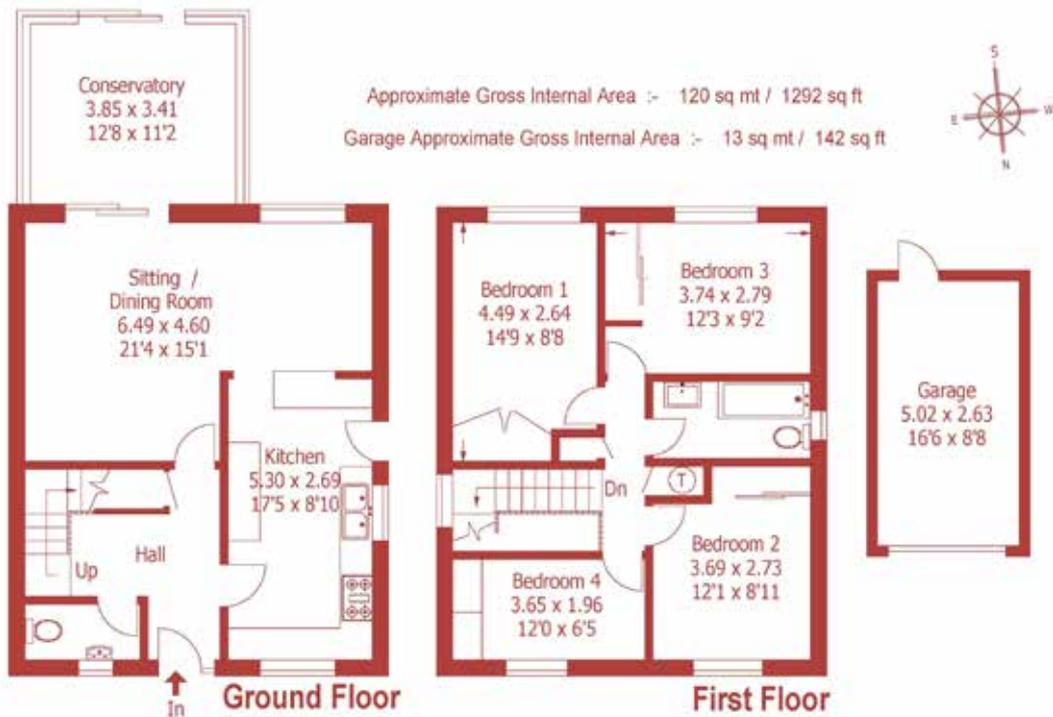
LOCATION: Lytchett Matravers has shops including a Tesco Express, a doctors' surgery, a library and a primary school. Secondary education is available in the village of Lytchett Minster which is about 2 miles away. The village has 2 pubs, The Chequers and The Rose & Crown, and a village hall with views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

DIRECTIONS: From the Roundhouse roundabout at Sturminster Marshall, proceed towards Poole on the A350. After about 2.5 miles, having passed through Combe, turn right at the crossroads, signposted to Lytchett Matravers. Follow Wimborne Road, which becomes Lime Kiln Road. Turn right into Castle Farm Road, and first left into Charborough Close. Number 5 is on the left hand side.

COUNCIL TAX: Band E

EPC RATING: Band C





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