

Linden Close

West Parley, Ferndown BH22 8RS



HEARNES

WHERE SERVICE COUNTS



“A simply stunning and substantially enlarged bungalow occupying a larger than average secluded plot in a sought after cul-de-sac”

FREEHOLD PRICE £825,000

This superbly finished and substantially enlarged four bedroom, two bathroom room, one shower room, detached bungalow has a 27ft x 22ft open plan kitchen/breakfast/dining/day room overlooking a larger than average 75ft secluded rear garden with a detached single garage and driveway providing generous off road parking.

The current owners have managed to create a simply stunning 1,500 sq ft bungalow which has been finished to an extremely high standard and has some unique features which include a larger than average secluded corner plot with a good sized fully enclosed rear garden. The location is also a particular feature as it is tucked away at the end of a sought after cul-de-sac within West Parley. An early viewing of this beautiful and unique bungalow is strongly recommended.

- **A substantially enlarged superbly appointed four bedroom detached bungalow occupying a larger than average secluded plot.**
- **Spacious entrance hall** with pull down loft hatch with ladder
- 27ft x 22ft Stunning **open plan kitchen/breakfast/dining/day room**
- **The kitchen breakfast area** has been beautifully finished with extensive quartz worktops and matching upstands with a central island unit, also finished with quartz which continues round to form a breakfast bar. There is an excellent range of integrated appliances to include an AEG induction hob with downdraft extractor, a Zanussi combination oven with warming drawer beneath, dishwasher, and wine fridge, door into the utility room
- **The dining/day area** undoubtedly has a wow factor as it has a 14ft vaulted ceiling with electrically operated Velux windows, triangular feature shaped window and bi-fold doors opening to offer uninterrupted views over the private rear garden. An attractive focal point of this space is a contemporary wood burning stove with brick feature walls. There is ample space for a dining table and chairs and large sofa
- **Utility room** with recess and plumbing for washing machine, space for an American style fridge freezer, sink unit and vaulted ceiling with Velux window and double glazed door leading out to the side path
- **Bedroom one** is a generous sized double bedroom with double glazed sliding patio doors leading out into the rear garden
- Luxuriously appointed **en-suite bathroom/dressing room** with oversized, contemporary rolltop freestanding bath with mixer taps and shower attachment, ‘His and Hers’ wash hand basins with vanity storage beneath, fitted wardrobes, porcelain tiled walls
- **Bedroom two** is also a large double bedroom. Truly spacious and luxuriously appointed en-suite shower room, incorporating a good sized corner shower cubicle, chrome shower head, WC, wall mounted hand basin, fully tiled walls
- **Bedroom three** is also a generous sized double bedroom
- **Bedroom four** is a good sized single bedroom currently used as an office
- **A family bathroom** with a traditional white suite incorporating a panelled bath mixed tap shower attachment, pedestal wash hand basin, tiled floor
- **Separate cloakroom** with WC, partly tiled walls and tiled floor

COUNCIL TAX BAND: E

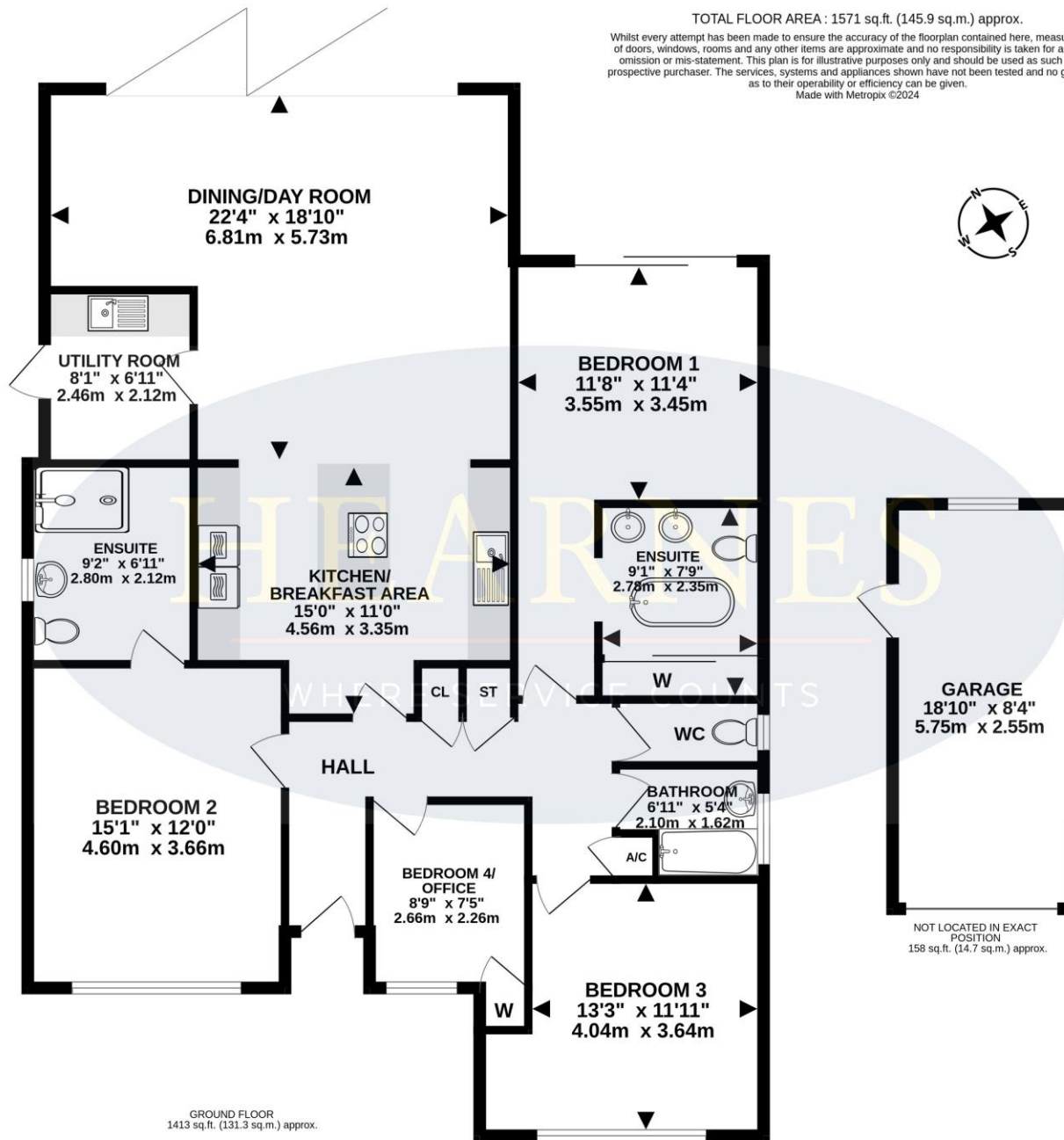
EPC RATING: D





TOTAL FLOOR AREA : 1571 sq.ft. (145.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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GROUND FLOOR
1413 sq.ft. (131.3 sq.m.) approx.

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Outside

- **The rear garden** is without doubt a feature of the property as additional land has been purchased which creates a large, secluded garden measuring approximately 75ft in length
- Adjoining the rear of the property there is a **large and raised porcelain paved patio**. Steps leads down onto a shingled seating area which surrounds a circular lawned area. At the far end of the garden there are mature trees, a greenhouse, shed and block paved path which continues round to a further area of secluded, mature garden
- **At the side of the property** there is further area of garden which is laid to a mixture of lawn and patio with a useful timber storage shed, a side door into the garage and a side door onto the front driveway
- **A front block paved driveway** provides generous off road parking for 4 to 5 vehicles
- **Detached single garage** with metal up and over door, light and power
- **Further benefits include;** double glazing and a gas fired heating system

There is a good selection of amenities at West Parley approximately half a mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 1.5 miles away.



6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ
Tel: 01202 890890 Email: ferndown@hearnes.com



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