

Ellesfield Drive

West Parley, Dorset BH22 8QW



HEARNES

WHERE SERVICE COUNTS



“A modernised and superbly positioned bungalow with a private, west facing rear garden”

FREEHOLD PRICE Offers in Excess of £475,000

This immaculately presented and improved three double bedroom, one bathroom, one shower room detached bungalow has a garden room overlooking a private west facing rear garden with a single garage and driveway whilst situated in a convenient and sought after location within West Parley.

The property has undergone a number of recent improvements and now comes to the market offered in an immaculate condition. A beautifully kept west facing and secluded rear garden is also a particular feature.

- **Three double bedroom, one bathroom, one shower room detached bungalow with a secluded west facing rear garden**
- **Spacious 13ft entrance hall**
- **19ft Dual aspect kitchen/breakfast room** incorporating ample roll top worksurfaces with a good range of base and wall units. There is an excellent range of integrated appliances to include five ring gas hob with extractor canopy above, twin ovens, combination oven, coffee machine, dishwasher, washing machine, fridge and freezer. A tiled floor continues into the breakfast area where there is ample space for breakfast table and chairs and double glazed French doors leading out onto a paved patio area and double doors leading through into the garden room
- **Garden room** has tiled floor, is fully double glazed and there are double glazed French doors leading out into the private, west facing rear garden
- **Generous size lounge** with feature fireplace and double glazed French doors leading out into the rear garden
- **Bedroom one** is a generous size double bedroom enjoying a view over the front garden
- **En-suite shower room** finished in a stylish white suite incorporating a corner shower cubicle, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Bedroom two** is also a generous size double bedroom benefitting from fitted wardrobes enjoying a view over the rear garden
- **Bedroom three** is also a double bedroom currently being used as an office
- **Family bathroom/shower room** refitted in a stylish white suite incorporating a panelled bath with mixer taps and shower hose, separate shower cubicle, chrome raindrop shower head and separate shower attachment, pedestal wash hand basin, WC, partly tiled walls and a tiled floor

COUNCIL TAX BAND: E

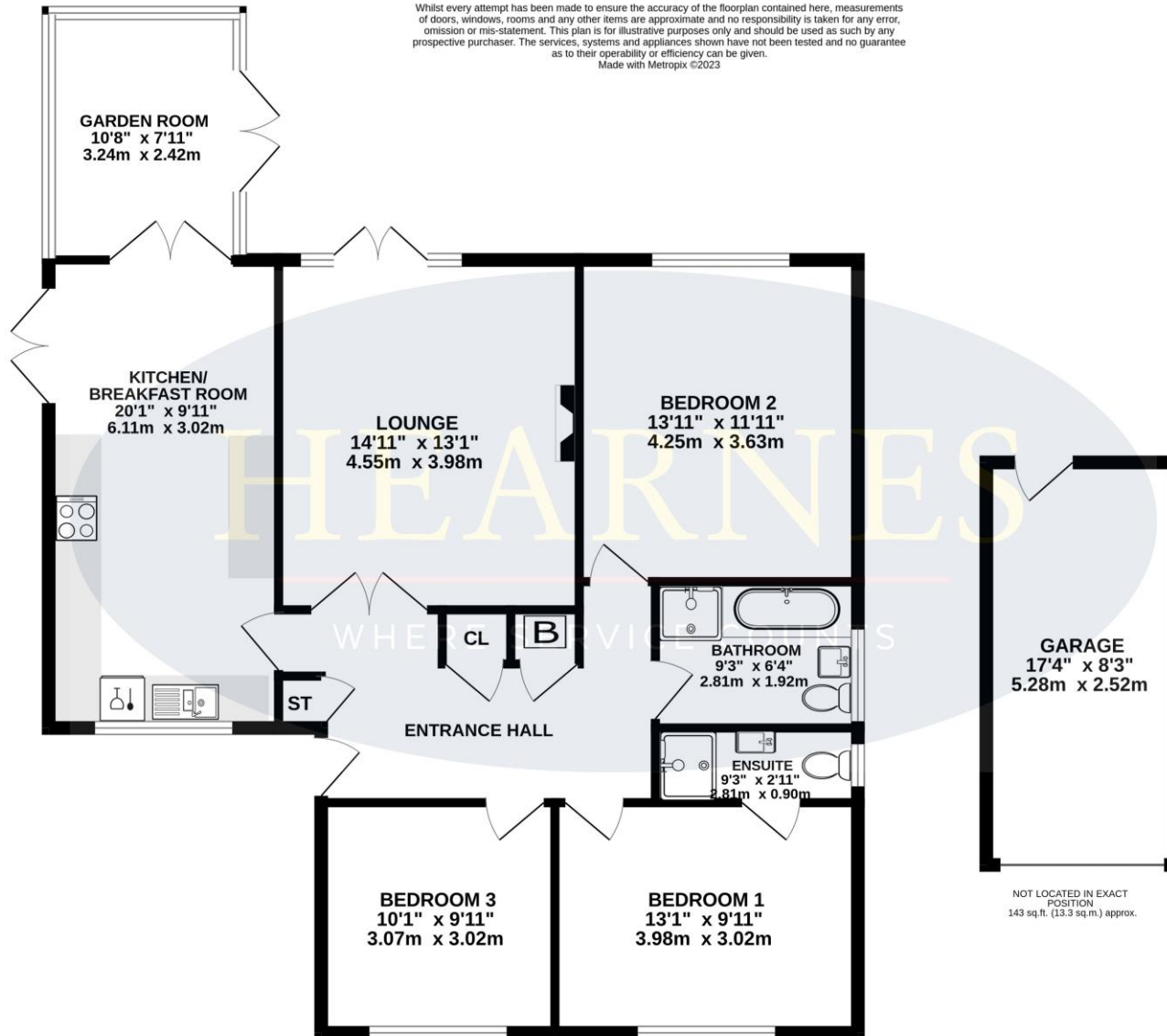
EPC RATING: D





TOTAL FLOOR AREA: 1234 sq.ft. (114.7 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
1091 sq.ft. (101.4 sq.m.) approx.

NOT LOCATED IN EXACT
POSITION
143 sq.ft. (13.3 sq.m.) approx.

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





Outside

- **The rear garden** is a superb feature of the property as it measures approximately 30ft x 45ft, faces a westerly aspect and offers a good degree of seclusion
- Adjoining the rear of the property there is a large and **ornately shaped paved patio** with a paved path leading round to a further area of secluded side patio. There are two areas of well kept lawn bordered by well stocked flower beds, a **greenhouse and a summerhouse**
- **A front block paved driveway** provides off road parking and in turn leads up to a single garage. The front garden has been landscaped for ease of maintenance
- **Single garage** has remote control metal up and over door, light and power and a rear personal door
- **Further benefits include;** double glazing, replacement UPVC fascias & soffits, a gas fired heating system and security alarm

There are a small selection of amenities on Glenmoor Road approximately 500 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located less than 1.5 miles away.



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