

Winnards Close

West Parley, Dorset, BH22 8PA



HEARNES

WHERE SERVICE COUNTS



“Stunning high specification detached bungalow, set within attractive well-maintained westerly facing gardens, with a tandem garage and potential for additional parking”

FREEHOLD PRICE £525,000

This attractive red brick detached bungalow has been subject to extensive modernisation both internally and externally to provide low maintenance and peace of mind. The property is situated in an extremely convenient location in a small sought after cul-de-sac between Parley and Ferndown town centre, with local regular bus routes, easy access to Bournemouth Airport and walks through Parley common Nature Reserve behind Ferndown’s Championship Golf Course.

The beautifully appointed accommodation comprises two double bedrooms with a stylish en-suite and main bathroom, dual aspect living room with large picture windows, centrally positioned feature wood burner, substantial conservatory/day room with flat panel UPVC pitched roof and dual doors giving access to and making full use of views over the rear garden. A particular feature is the open plan bespoke kitchen/breakfast space with a comprehensive range of units, an area for seating and access through to the conservatory.

Other benefits include a welcoming reception hall with exposed wood block polished flooring, entrance porch, detached tandem garage/workshop with replacement industrial grade roofing, driveway parking and timber gates leading to a section of garden at one side for safe storage of a caravan or boat. The current owner has upgraded many elements of the property to include high specification Viessmann boiler, high end fibre connection 950mb, replacement fascias, soffits and gutters, electric up and over roller garage door and rear boundary fence.

- Composite front door to the **entrance lobby** and glazed inner door
- **Reception hall** with polished parquet flooring
- **Living room** enjoying a dual aspect with windows and a door to the conservatory and a feature wood burner
- **Kitchen/breakfast room** with range of base and wall mounted units, work tops, breakfast bar, 1 ½ bowl sink unit, acrylic splashbacks, gas supply for cooker with extractor hood above, space for a fridge/freezer, laminate flooring, dual aspect windows, a side door and two sets of patio doors from the dining/breakfast area
- **Conservatory/day room** which is a superb multi use room with mosaic tiled flooring, large windows, patio doors and pitched Georgian style roof with UPVC flat panels and openings
- **Bedroom one** with a range of bespoke bedroom furniture and a window
- **En-suite** finished in a white suite to incorporate a shower cubicle, vanity unit with wash hand basin and wc
- **Bedroom two** with built in wardrobes and a window
- **Bathroom** finished in a contemporary white suite comprising dual ended panelled bath, acrylic splashbacks, raised vanity cupboard with inset wash hand basin, wc and chrome heated towel rail

COUNCIL TAX BAND: E

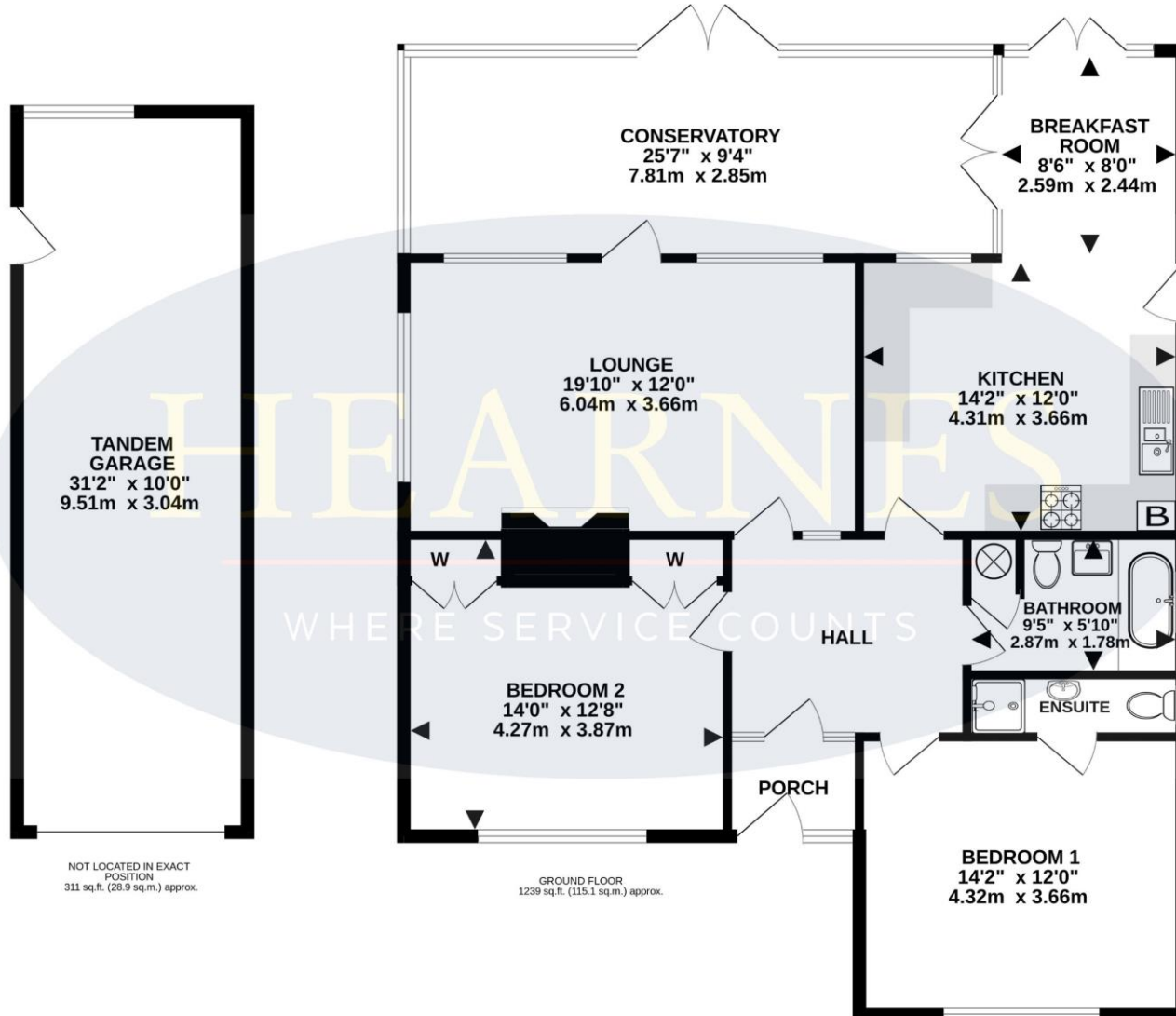
EPC RATING: C



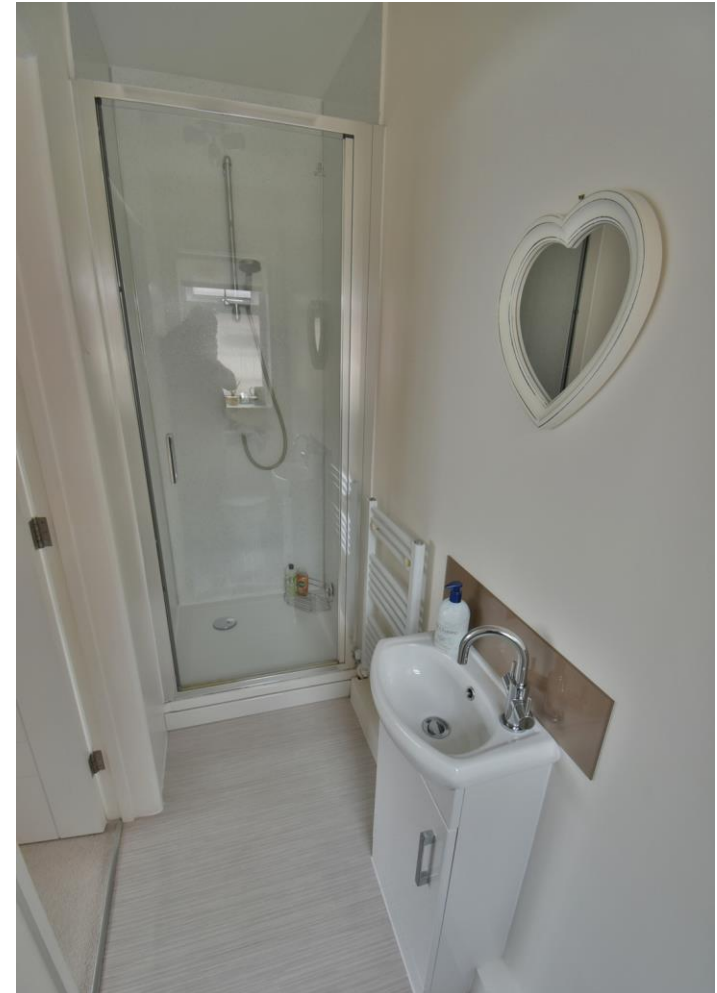


TOTAL FLOOR AREA : 1550 sq.ft. (144.0 sq.m.) approx.

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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Outside

- The **rear garden** is exceptional, landscaped around a sweeping lawn with mature borders and boundary hedging, paved patio and side garden
- **Front garden** with a raised section of lawn and flower borders, with a paved path and driveway and side gate. Timber double gates provide access for secure parking
- High quality timber **garden office** with electric, separate fuse box and armoured cable
- Front driveway providing **off-road parking** leading up to a **detached tandem garage** with an electric remote control roll up and over door with workbench, power and light and a side personal door

Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located less than 1.5 miles away. There is a selection of amenities on West Parley approximately ½ a mile away.



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