

Glenmoor Road

West Parley, Dorset BH22 8QF



HEARNES

WHERE SERVICE COUNTS



“An extremely versatile 2,200 sq ft chalet bungalow tucked away down a 200 ft driveway occupying a secluded plot measuring 0.34 of an acre and offered with no chain”

FREEHOLD GUIDE PRICE £600,000

This rarely available and superbly positioned three double bedroom, two reception rooms, two bathroom, one shower room detached chalet bungalow has a 21 ft double glazed conservatory overlooking well kept, secluded gardens, a double car port and a single garage with private, well stocked gardens which surround the property and a driveway providing generous off road parking for several vehicles.

Heath Cottage enjoys a unique, yet convenient location tucked away down a 200 ft driveway, whilst occupying a secluded plot measuring 0.34 of an acre. The property has an enormous scope and potential to be enlarged and enhanced (subject to the necessary planning consents). This 2,200 sq ft current owners have owned the property for circa 60 years and the property now comes to the market offered with no onward chain.

- **A 2,200 sq ft three double bedroom detached chalet bungalow occupying a secluded plot measuring in excess of 1/3rd of an acre**

Ground floor:

- **Covered entrance porch**
- **Good size entrance hall** with vaulted ceiling and staircase rising to the first floor
- **Kitchen/breakfast room** incorporating ample roll top worksurfaces with a good range of base and wall units, breakfast bar, stainless steel inset sink, recess for cooker with extractor hood above, recess for fridge/freezer and a further recess for under counter fridge and archway through into the utility room
- **Utility room** has roll top worksurfaces, base and wall units, space and plumbing for washing machine, space and plumbing for dishwasher and double glazed door leading out into the rear garden
- **Lounge** with original wooden panelled ceilings, picture rail and exposed brick open fireplace creating an attractive focal point of the room with a door leading out into the conservatory
- Generous sized 21ft **conservatory** which is fully double glazed, has a radiator allowing for this room to be used all year round and ceiling blinds, two double glazed doors leading out onto the front patio
- Generous size **dining room** with sliding patio doors leading out onto the patio and side garden
- **Bedroom three is a double bedroom** which is currently used as an office with a bay window to the front aspect
- Ground floor **family bathroom** incorporating a panelled bath with mixer taps and shower hose, wash hand basin with vanity storage beneath, WC
- **Bedroom two** is a double bedroom with an excellent range of fitted bedroom furniture to include wardrobe, dressing table and drawer storage, cupboard storage and bedside cabinets
- **Spacious ‘Jack & Jill’ en-suite shower room** incorporating a good size corner shower cubicle, wash hand basin with vanity storage beneath, WC and further door leading into the entrance hall

First floor:

- Doors giving access into the eaves for useful and easy accessible **storage**
- Bedroom one is a generous size **double bedroom** with access into eaves for good size easy accessible storage
- **Dressing area** with fitted wardrobes, cupboard & drawer storage and dressing table
- **Spacious en-suite bathroom** incorporating a panelled bath with mixer taps and shower attachment, WC, wash hand basin with vanity storage beneath, wall mounted gas fired boiler and pressurised hot water tank

COUNCIL TAX BAND: D

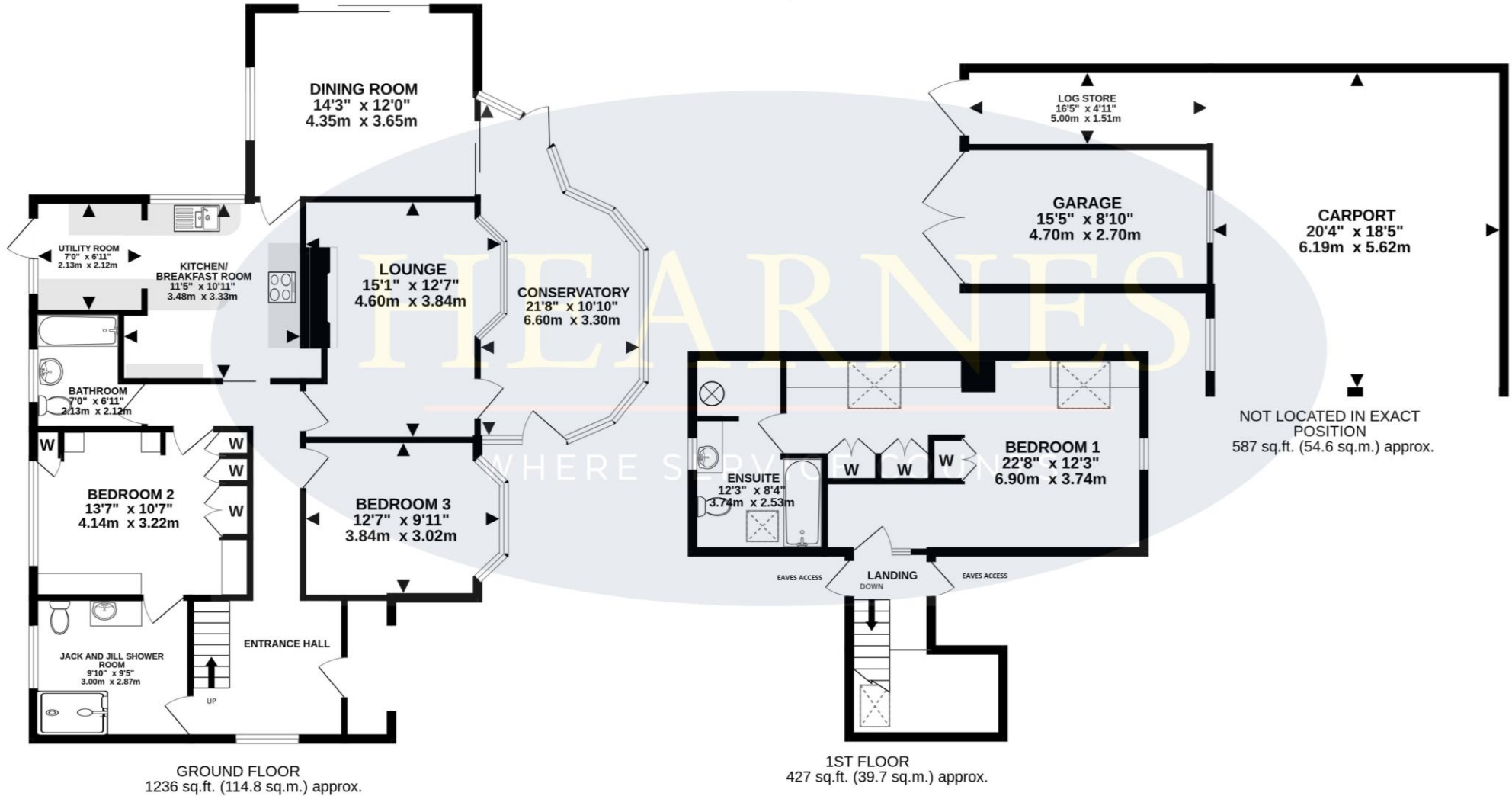
EPC RATING: D





TOTAL FLOOR AREA : 2250 sq.ft. (209.0 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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AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnnes 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 property is accessed via a 200 ft **private driveway** which leads up to a good size **front parking area and driveway** where there is a **double car port** and a **single garage**. There is a good sized area of well kept southerly facing front lawn bordered by well stocked flower beds and a paved patio area. The front lawn continues round to a good sized area of private side garden which is also stocked with many attractive plants and shrubs
- Adjoining the side of the property there is a further **paved patio** with electrically operated pull-out sun canopy. Also within the side garden there is a pond with water feature and a useful **timber storage shed**. A path meanders through the well stocked gardens and the side garden continues round to join the rear garden
- Within the **rear garden** there are fruit trees and many attractive shrubs and a fruit cage. The rear garden continues down to the far corner where there is a summer house and pond
- The plot, position and privacy are all features of this unique and versatile family home
- **Double car port** which has light and power and a single garage
- **Single garage** has newly replaced double wooden doors, is alarmed and also has light and power. Adjoining the side of the garage there is a **useful log store**
- **Further benefits include**; double glazing, a gas fired central heating system, there are also solar panels which are owned outright, this substantially reduces utility costs and also provides an income, the property also now comes to the market offered with no onward chain

There is a Tesco's Express conveniently located approximately 250 metres away, whilst Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 1 mile away. Ferndown has a Championship Golf Course on Golf Links Road.



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