

# Chine Walk

West Parley, Dorset BH22 8PX



**HEARNES**

WHERE SERVICE COUNTS







# ***“A 2,400 sq ft family home occupying a secluded corner plot measuring 0.32 of an acre with a detached double garage”***

**FREEHOLD GUIDE PRICE £775,000**

This superbly positioned and deceptively spacious three double bedroom, one bathroom, two shower room, two reception room detached family home has a garden room overlooking mature and private gardens. There is a detached double garage, car port and driveway providing generous off road parking and mature secluded gardens, occupying a corner plot measuring 0.32 of an acre.

44 Chine Walk has been owned by the current owners for circa 30 years. The property does require some updating but has an enormous amount of scope and potential to be enlarged and enhanced subject to the necessary planning consents. The plot and position are two particular features. The property also now comes to the market with no onward chain.

- **A 2,400sq ft, three double bedroom detached family home occupying a secluded plot measuring 0.32 of an acre**

## **Ground floor:**

- **Spacious reception hall**
- **Refitted ground floor cloakroom** finished in a stylish white suit incorporating WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **19ft Lounge** with exposed stone fireplace and display shelf, double glazed window overlooking the front garden and sliding patio doors leading out into the garden room, French doors leading through into the dining room
- **11ft Garden room** which enjoys views over the private gardens, tiled floor and double glazed door giving access
- **14ft Dual aspect separate dining room** enjoying a pleasant outlook over the secluded gardens
- **11ft Kitchen/breakfast room** incorporating ample tiled worktops with a good range of base and wall units, integrated oven, grill, hob and extractor, recess for fridge/freezer, recess and plumbing for washing machine, useful larder cupboard, double glazed window and door leading out into a rear porch
- **Bedroom one** is a generous size 18ft double bedroom enjoying a dual aspect with an excellent range of fitted bedroom furniture
- **Re-fitted and spacious en-suite shower room** finished in a white suite incorporating a good size corner shower cubicle, wash hand basin with vanity storage beneath, WC, fully tiled walls and flooring and a cupboard housing a replacement wall mounted gas fire Vaillant boiler

## **First floor:**

- **Spacious first floor landing/study area** which has the potential to be converted into an additional bedroom
- **Bedroom two** is a generous sized double bedroom benefitting from fitted wardrobes, access into the eaves for useful storage
- **Bedroom three** is also a generous sized double bedroom with access into the eaves for useful storage
- **Bathroom** refitted in a modern white suite incorporating a panelled bath with mixer taps and shower attachment, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Shower room** incorporating a separate shower cubicle, WC, wash hand basin with vanity storage beneath and airing cupboard

**COUNCIL TAX BAND: G**

**EPC RATING: D**



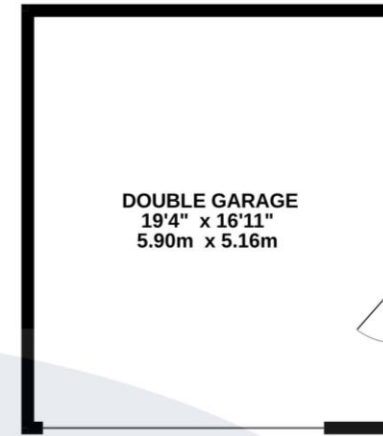




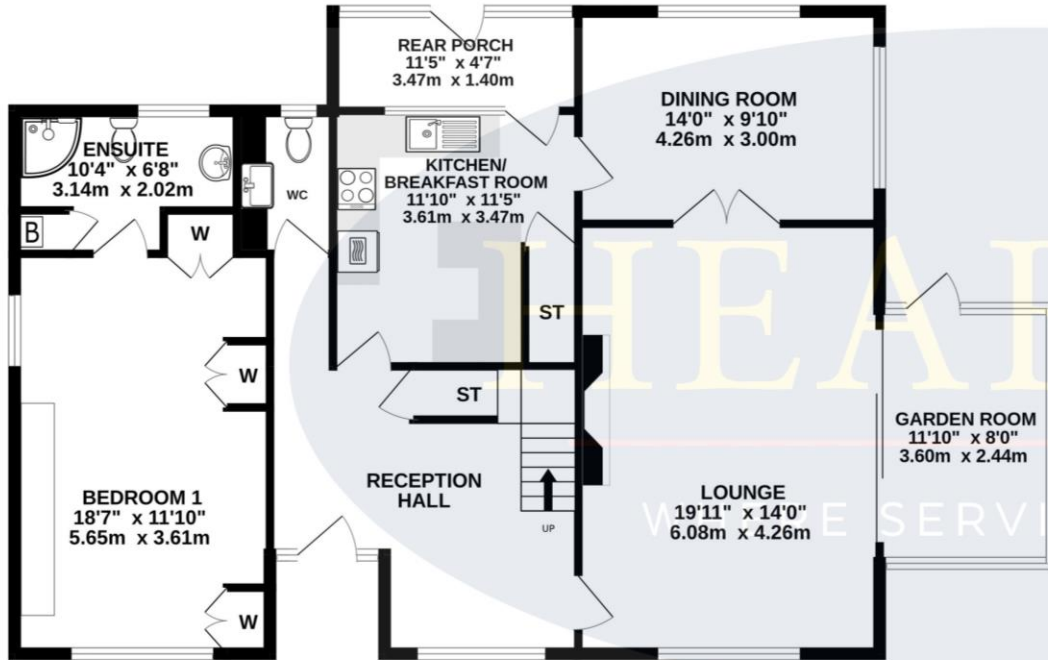
TOTAL FLOOR AREA : 2469 sq.ft. (229.4 sq.m.) approx.

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.

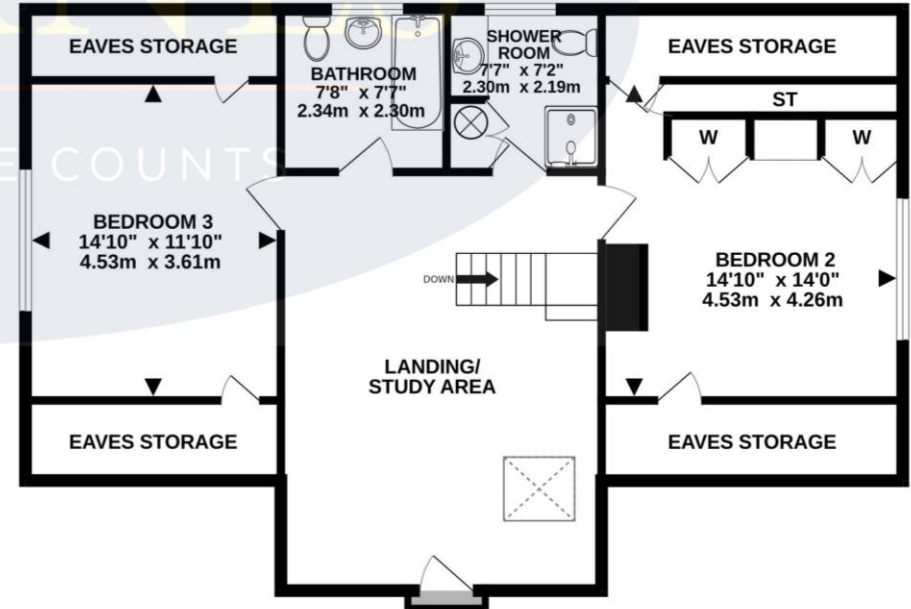
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NOT LOCATED IN EXACT POSITION  
328 sq.ft. (30.4 sq.m.) approx.



GROUND FLOOR  
1183 sq.ft. (109.9 sq.m.) approx.



1ST FLOOR  
958 sq.ft. (89.0 sq.m.) approx.









## Outside

- **A front driveway** continues around the side of the property and down to a **detached double garage** with **adjoining car port**
- Adjoining the rear of the property there is a **block paved path** leading down to a **patio** where there is a **greenhouse** and side gate
- The path continues down to a large area of **paved patio** which adjoins the side of the property, steps lead down from the patio onto a large area of **formal lawn** which is immaculately kept. This main area of garden is stocked with many attractive ornamental plants and shrubs and is fully enclosed by mature trees and fencing. The gardens must be seen to be fully appreciated. In the far corner of the garden there is a **summerhouse**
- **Detached double garage** has a remote control up and over door, light and power and a side personal door
- **Further benefits include;** double glazing and a gas fired heating system. The property also comes to the market offered with no onward chain

Ferndown's town centre is located less than 1.5 miles away. Ferndown also has a Championship Golf Course on Golf Links Road.





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



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