

Christchurch Road

West Parley, Dorset BH22 8TA





“A versatile detached 1,958 sq ft family home with unique first floor lounge and balcony, four bedrooms and well proportioned mature gardens”

Offers in Excess of £600,000

This unique detached 1,958 sq ft family home is presented in good decorative order with potential for further modernisation and occupies a mature plot measuring 0.14 of an acre and is offered with no forward chain.

The property is situated in a prime location adjacent to Dudsbury Golf Course, with surrounding country walks and convenient access to Ferndown, Wimborne, Bournemouth and Poole, local bus routes, pub, a Lidl supermarket and Tesco convenience store in West Parley (approximately 800 yards) and local schools, together with Hurn airport and the A31 commuter routes approximately 4 miles distant.

The accommodation comprises four bedrooms with the benefit of a ground floor bedroom and adjacent shower room and on the first floor two good sized double bedrooms and a single bedroom, served by a family bathroom. There is a fitted kitchen and separate utility room with integral access to a larger than average double garage housing a recently fitted modern gas boiler with twin automated doors, a separate dining room with double glazed sliding doors to a well proportioned, double glazed conservatory with a North aspect (usable all year round) overlooking the rear garden. The lounge is situated on the first floor measuring 19'9" x 19'9" with an open fireplace and door to the balcony.

Other benefits include, well maintained electrics, plumbing and gas central heating, double glazing, driveway parking and turning space for several vehicles and a wonderful mature rear garden with level lawn and a detached workshop/store with internal power and lighting.

Ground floor:

- **Entrance lobby**
- **Entrance hallway** with stairs rising to the first floor
- **Bedroom four/reception** double glazed window to front, ideal for elderly relative with shower room adjacent
- **Shower room**, tiled shower cubicle, low level WC, pedestal wash hand basin
- **Dining room** with double glazed sliding patio doors leading the conservatory
- **Conservatory**, substantial triple aspect double glazed windows and double doors to the rear garden, glazed pitched roof, tiled flooring
- **Kitchen**, kitchen comprising range of base and wall mounted units with adjoining worktops, 1.5 bowl sink unit, two double glazed windows overlooking the rear garden, Neff integrated oven and four ring gas hob above, plumbing for dishwasher, water softener, tiled flooring door to the utility room
- **Utility room**, matching units and worktop, power and plumbing for utilities, water softener, double glazed door to garden, internal door to double garage

First floor:

- **Landing**, hatch to loft eaves, storage access
- **Bedroom one**, dual aspect double glazed window and Velux, eaves storage
- **Bedroom two**, double glazed window to rear, range of fitted wardrobes and furniture
- **Bedroom three**, double glazed window to rear, built in cupboard
- **Bathroom**, matching suite comprises panelled bath, low level WC, pedestal wash hand basin and separate shower cubicle, double glazed window
- **First floor living room**, unique position with large double-glazed window and door to a balcony making use of views over the front garden, offset fireplace with stone hearth and mantle

COUNCIL TAX BAND: F

EPC RATING: D

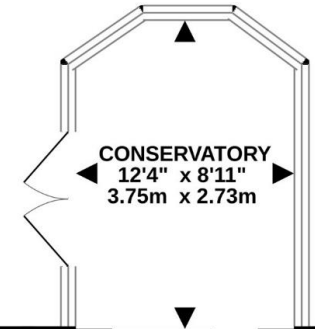




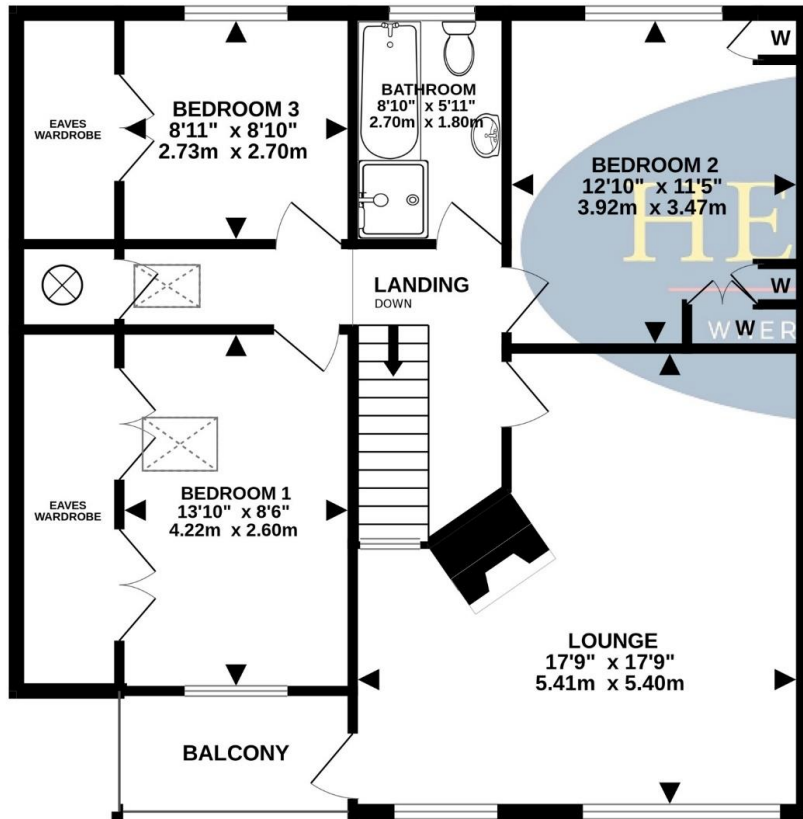


TOTAL FLOOR AREA : 1958 sq.ft. (181.9 sq.m.) approx.

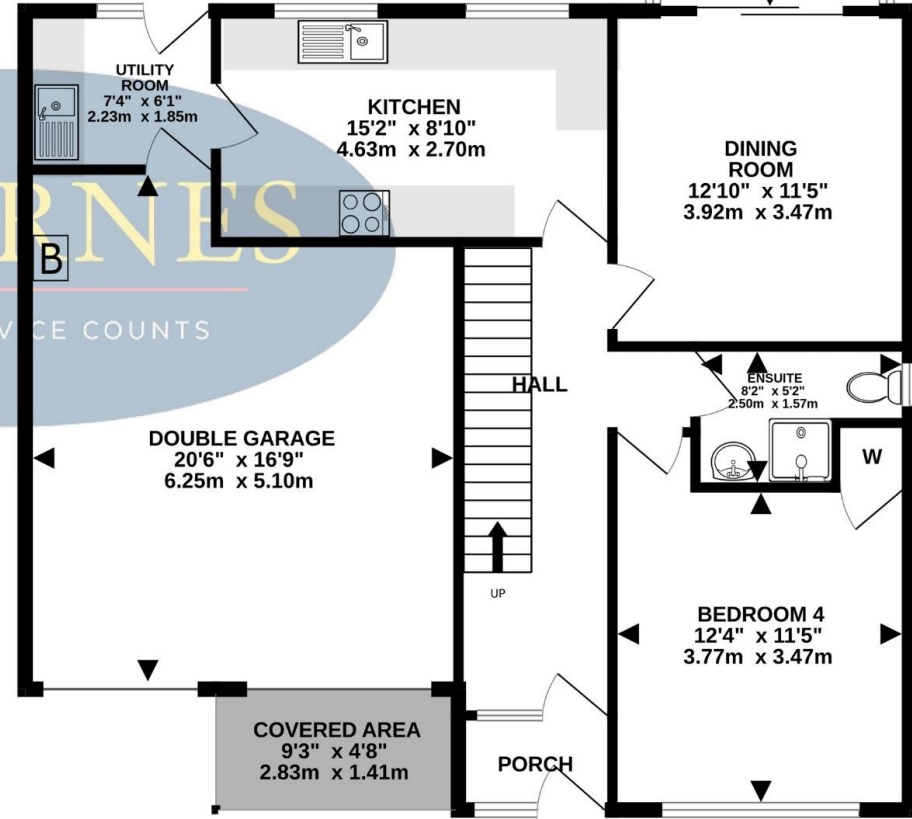
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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CONSERVATORY
12'4" x 8'11"
3.75m x 2.73m



1ST FLOOR
894 sq.ft. (83.0 sq.m.) approx.



GROUND FLOOR
1065 sq.ft. (98.9 sq.m.) approx.

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.





Outside

- **Front driveway** with parking and turning space for several vehicles and side gate access
- **Double garage measuring approximately 20'6" x 16'9"** has twin automated up and over doors, power and light and houses the recently installed gas boiler with space for freezer units and utilities
- **The beautifully kept rear garden** is a particular feature of the property as it measures approximately 72' x 41' and has a private outlook from the patio and conservatory with well maintained shrub and flower borders enclosed by timber fencing
- **Detached workshop/store** in two sections with two doors and windows, pitched roof and internal power and lighting



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