



**Ellesfield Drive, West Parley
Dorset, BH22 8QN**

FREEHOLD PRICE

£495,000

“Fantastic potential on a larger than average plot, with a double garage and no forward chain”

This detached bungalow offers just over 1,500 sq ft of accommodation and plenty of potential to modernise and extend (stpp).

The property is located in a private position only 300 yards from a parade of shops on Glenmoor Road including Tesco Express, regular bus routes and further access to Marks & Spencer's Simply Food and Ferndown's town centre.

The accommodation briefly comprises three bedrooms served by a modern bathroom and separate WC, fitted kitchen, utility room with access to the garage, large dining room and conservatory.

- **Entrance porch**
- **Hallway** leading to two further inner hallways. Coat cupboard
- **Kitchen** comprising a range of base and wall mounted units, worktops, inset 1 ½ bowl sink unit, a window to the front aspect, space for a cooker and fridge/freezer and tiled flooring
- **Utility room** with a range of units, sink, power and plumbing for appliances. Sliding patio doors give access out to the rear garden
- Spacious **lounge/dining room** with a window to the rear aspect, a door into the conservatory and sliding patio doors out to the rear garden
- Double glazed **conservatory** with sliding patio doors out to the garden
- **Bedroom one** with a fitted wardrobe and a view to the rear aspect
- **Bedroom two** with a fitted wardrobe and a view to the rear aspect
- **Bedroom three** with a fitted wardrobe and a view to the front aspect
- Modern **family bathroom** finished in a white suite incorporating a panelled bath, vanity unit with inset sink, wc and tiled walls
- **Cloakroom** also finished in a white suite
- The **rear garden** is particularly private, mainly laid to lawn with dense shrub borders hiding the available space around the boundaries. There are several areas of patio. The garden is enclosed by timber fencing
- The property is set away from the road, with a large front garden area mainly laid to lawn, with paved patio and mature shrubs
- A driveway provides **off-road parking** for two to three vehicles leading to a superb large garage/workshop
- Large **garage/workshop** with a recently upgraded garage door, single garage door at the rear and a rear personal door, ideal for a motor enthusiast
- **Further benefits** include double glazing and the property is offered with **no onward chain**

Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 1.5 miles away.

COUNCIL TAX BAND: E

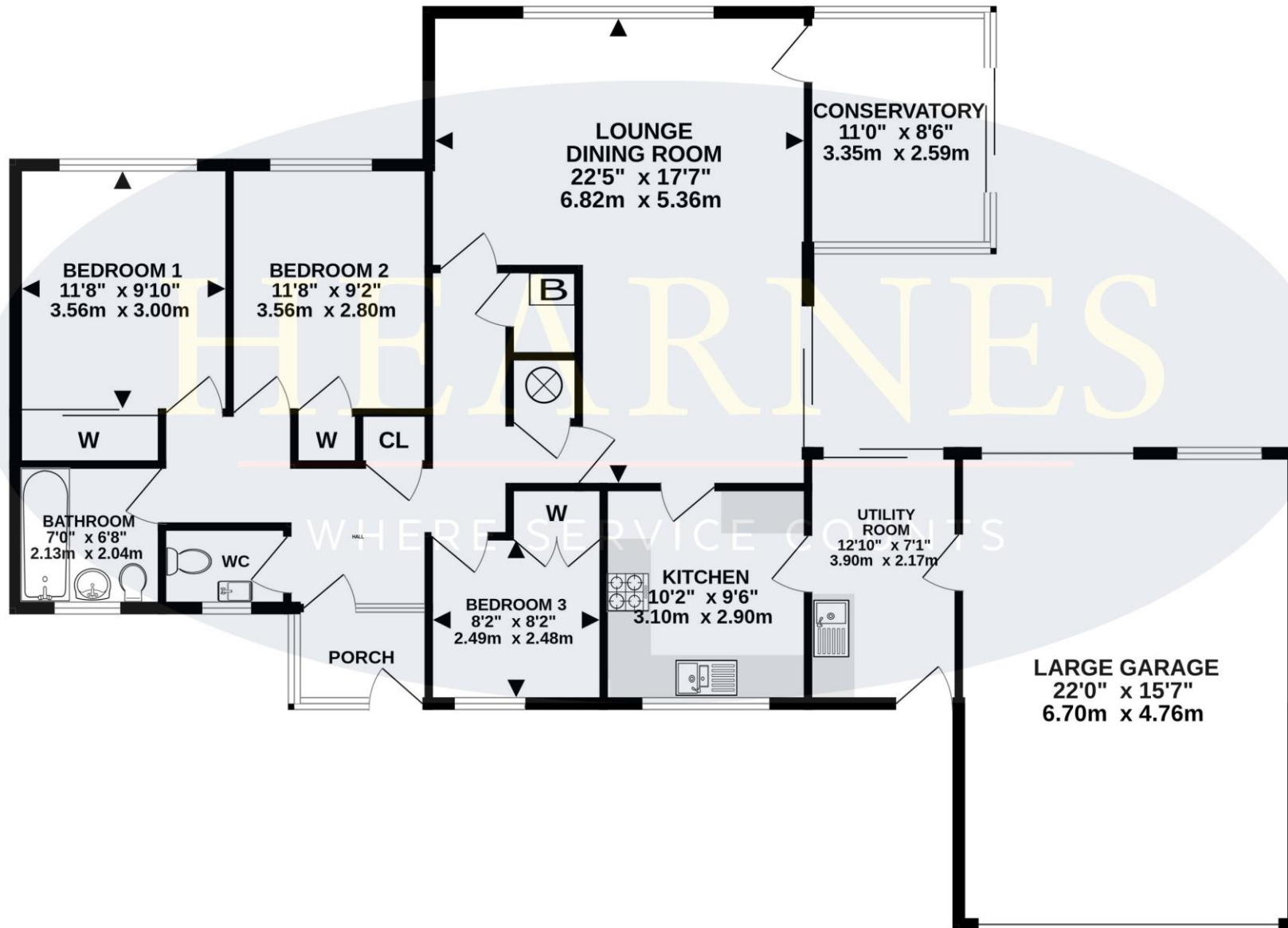
EPC RATING: D

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TOTAL FLOOR AREA : 1515 sq.ft. (140.7 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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