



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

FREEHOLD

Offers in Excess of £450,000

“A generous sized bungalow with a 60ft secluded garden and no chain”

This light and spacious three bedroom, two reception room detached bungalow as a 60ft secluded rear garden, extended single garage and driveway, whilst conveniently located for amenities.

This well maintained and superbly positioned bungalow has fantastic scope to be enlarged and enhanced, subject to the necessary planning consents.

The property now comes to the market offered with no onward chain.

- **Three bedroom, two reception room detached bungalow with a secluded garden and no chain**
- **Entrance hall**
- **Cloakroom** with wc and wash hand basin
- 23ft Generous sized dual aspect **lounge** with feature fireplace, picture window overlooking the front garden and a door leading out to the conservatory
- Separate **dining room** with a window to the side aspect
- **Kitchen** incorporating work surfaces, base and wall units, recess for a cooker with extractor canopy above, space and plumbing for a washing machine and dishwasher, recess for a fridge, tiled splashbacks, window looking through to the conservatory and a door leading to the utility room
- 19ft **Utility room** with doors giving access to the front and rear gardens and a further door through to the single garage
- **Inner hallway** with a cupboard housing a gas-fired boiler and a large walk-in storage cupboard which could be converted into an en-suite
- **Bedroom one** is a generous size double bedroom benefitting from an excellent range of fitted bedroom furniture
- **Bedroom two** is also a double bedroom with a fitted wardrobe
- **Bedroom three** is a good sized single bedroom with fitted wardrobe
- Spacious **shower room** incorporating a corner shower cubicle, pedestal wash hand basin, WC and fully tiled walls
- **Rear garden** measuring approximately 60ft in width and 35ft in depth and offers an excellent degree of seclusion. The garden itself is predominantly laid to lawn and bordered by well-stocked flower beds. Within the garden there is a large greenhouse. The garden is enclosed by mature shrubs and fencing
- Good sized area of **front garden** and a front driveway providing generous **off-road parking** which leads up to a single garage
- **Single extended garage** with an electric metal up and over door, light, power and a side personal door.
- Further benefits include double glazing, and a gas-fired wall mounted heating system. The property is also offered with **no onward chain**

There is a small selection of amenities on Glenmoor Road approximately 450 metres away. 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: E

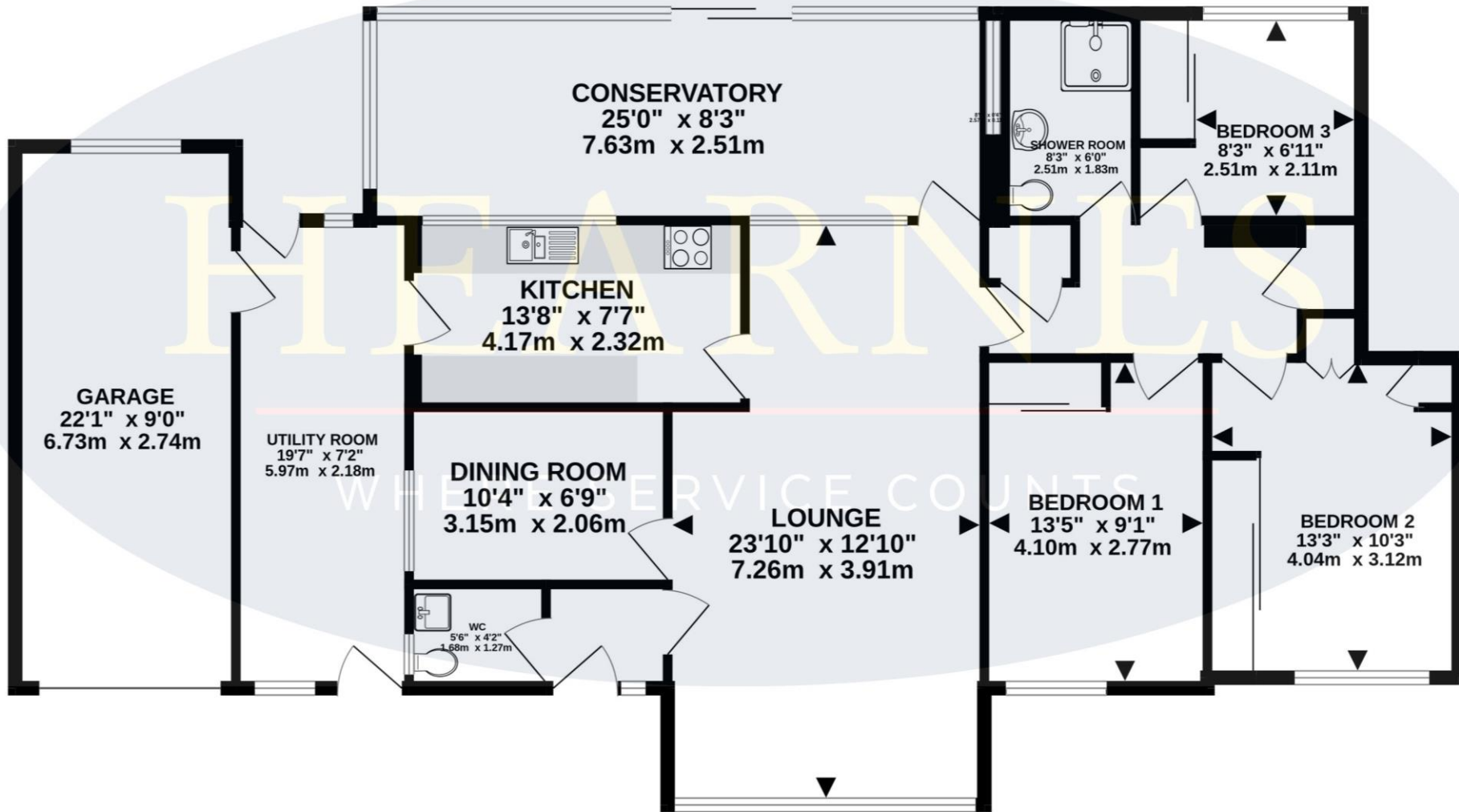


AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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.

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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

