

Dudsbury Road

West Parley, Dorset BH22 8RD



HEARNES

WHERE SERVICE COUNTS



“A substantially enlarged and remodelled versatile family home occupying a private plot in a sought after location”

FREEHOLD PRICE £850,000

This extremely spacious and most attractive four/five bedroom, two/three reception room, three shower room, one bathroom detached family home has a 19ft balcony overlooking a secluded rear garden with a detached single garage and driveway providing generous off road parking.

The current owners have transformed this former bungalow into a fantastic family home which has been cleverly designed to offer light, spacious and versatile accommodation. The rear garden offers a good degree of seclusion and the front driveway provides generous off road parking for several vehicles.

- **Four/five bedroom detached family home sitting centrally on a private plot**

Ground floor:

- 19ft x 16ft **Reception hall/study area**. This provides an impressive entrance into the property and is also large enough to be used as a study area
- 25ft Open plan **kitchen/breakfast room/family room**
- The **kitchen/breakfast area** incorporates ample slimline contemporary worktops which continues round to form a breakfast bar, a good range of high gloss base and wall units, integrated twin Zanussi ovens, integrated Zanussi induction hob and extractor canopy above, integrated dishwasher
- The **family area** enjoys a dual aspect and has bi-fold doors opening out onto a large paved patio
- **Utility room** with extensive slimline worktops with recess and plumbing for washing machine, Cupboard housing wall mounted gas fired boiler and a door leading out to the rear garden and patio
- 20ft Triple aspect **lounge** with window overlooking the front garden and French doors leading out into the rear garden
- Good size separate **dining room** currently being used as a bedroom
- **Bedroom/playroom**. This could be used as a double bedroom but is currently used as a playroom
- **Shower room** finished in a contemporary white suite incorporating a corner shower cubicle with chrome raindrop shower head, separate shower attachment, WC, wash hand basin with vanity storage beneath, fully tiled walls

First floor:

- The **master bedroom** is a good size double bedroom with French doors leading out onto the balcony
- The **balcony** is enclosed by a glass balustrade and offers a pleasant outlook across the rear garden
- **En-suite shower room** finished in a stylish white suite to incorporate a large shower cubicle with chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath, fully tiled walls
- **Guest bedroom** is a large double bedroom with triangular feature window
- **En-suite shower room** finished in a stylish white suite to incorporate a separate shower cubicle with chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath, fully tiled walls
- **Bedroom three** is a good size double bedroom
- **Bedroom four** is a good size single bedroom with triangular feature window
- **Family bathroom** beautifully finished in a contemporary style white suite to incorporate a free standing bath with separate shower attachment and mixer taps, WC, wash hand basin with vanity storage beneath

COUNCIL TAX BAND: E

EPC RATING: E



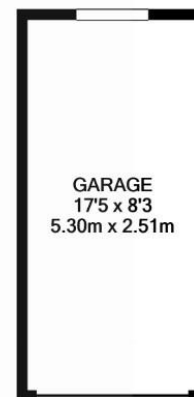




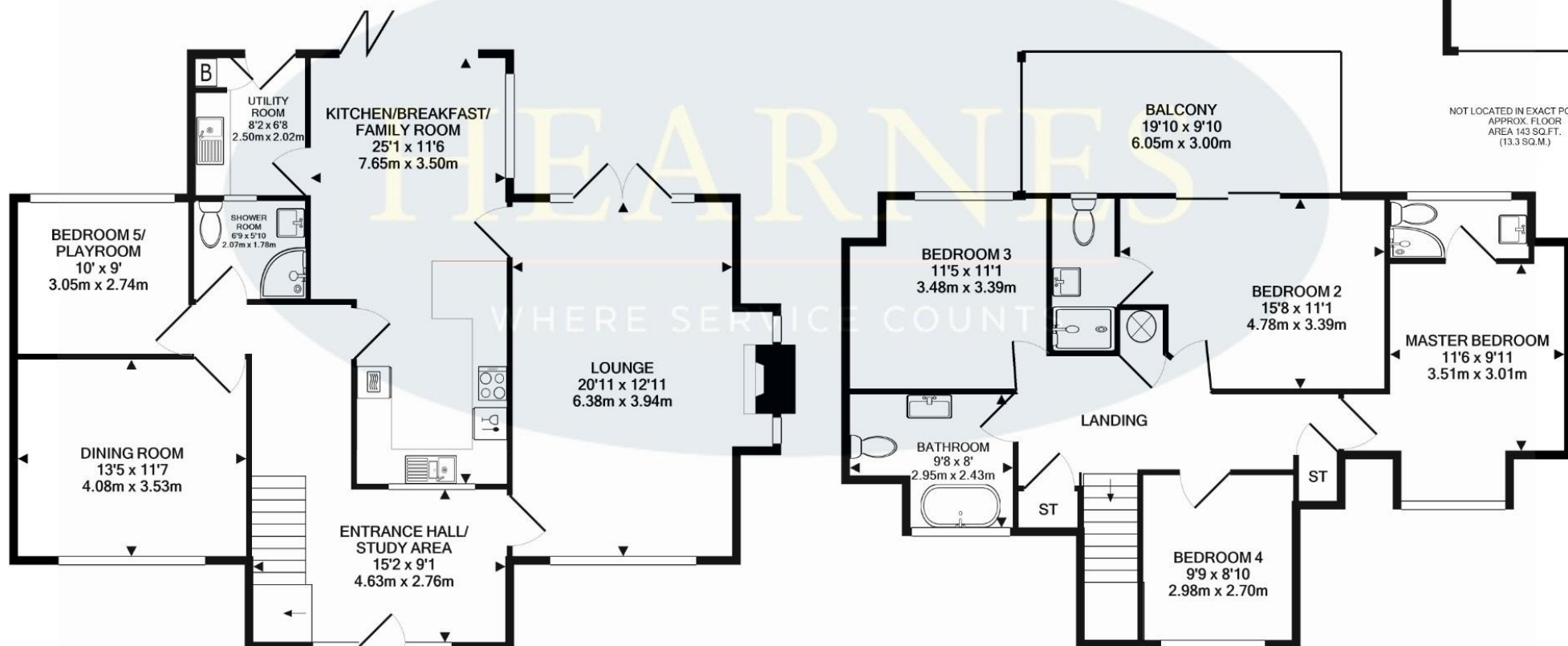
TOTAL APPROX. FLOOR AREA 2179 SQ.FT. (202.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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GARAGE
17'5 x 8'3
5.30m x 2.51m







Outside

- The **rear garden** measures approximately 70ft x 50ft, is fully enclosed and offers an excellent degree of seclusion. Adjoining the rear of the property there is a large L-shaped raised Indian sandstone paved patio. Steps lead down onto a good sized area of lawn. Within the garden there is a summer house
- **A front and side driveway** provide generous off road parking for several vehicles. A side driveway leads down to a detached single garage
- **Detached single garage** has a metal up-and-over door, light and power and a window
- **Further benefits include;** newly installed double glazing, UPVC fascias & soffits and a pressurised gas fired central heating system

There is a small selection of amenities at West Parley approximately ½ a mile away.

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located less than 2 miles away. Ferndown has a Championship Golf Course on Golf Links Road and the clubhouse of the golf course is located approximately 1 mile away.

The local area offers well respected schools which include Parley First School found on Glenmoor Road less than 1 mile away. Ferndown's First, Middle and Upper Schools are all situated off of Church Road in Ferndown, with the furthest location approximately 2 miles away.



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