

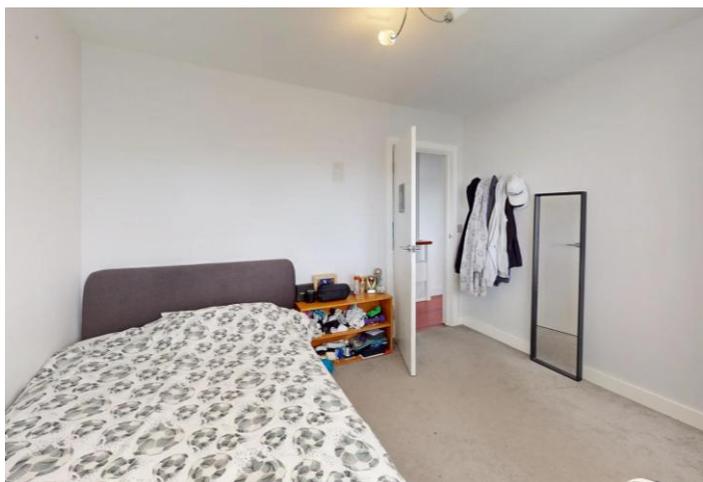
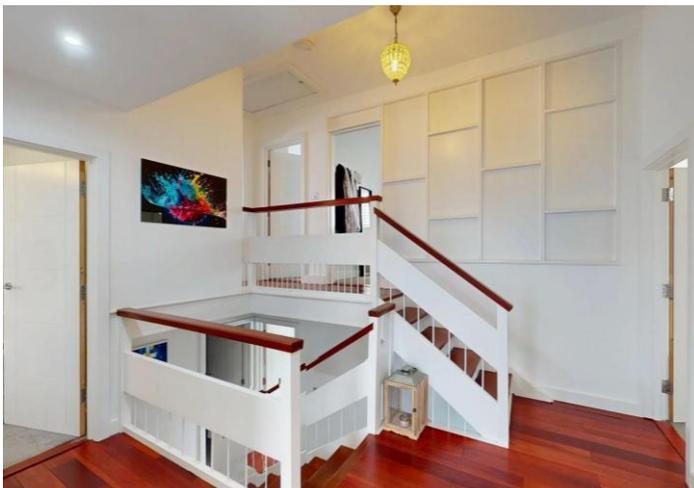
Dudsbury Road

West Parley, Dorset BH22 8RB



HEARNES

WHERE SERVICE COUNTS



“A superbly positioned and extremely versatile family home occupying a good sized and secluded corner plot measuring in excess of 1/5th of an acre”

FREEHOLD GUIDE PRICE £650,000

This light, spacious and versatile five double bedroom, one bathroom, three shower room detached family home has a 65ft private south facing rear garden, converted detached double garage (which is now used as a gym and has a shower room) and a front driveway providing generous off road parking.

This fantastic family home is positioned on a larger than average and secluded corner plot measuring 0.21 of an acre, whilst situated in a sought after location within West Parley. This unique and versatile family home has the reception rooms overlooking the south facing garden. The property offers light and spacious accommodation which must be seen to be fully appreciated.

- **An 1800 sq ft five double bedroom detached family home with a 65ft south facing garden occupying a plot measuring 0.21 of an acre**
- **Reception hall** with wooden flooring and staircase rising to both the lower ground floor and the first floor and giving access to the lower ground floor accommodation

Ground floor:

- **Double bedroom** with fitted wardrobes
- **En-suite shower room** finished in a modern white suite incorporating a good size shower cubicle with chrome raindrop shower head and separate shower attachment, WC with concealed cistern and wash hand basin with vanity storage beneath, porcelain tiled floor
- **Bedroom/family room** which could be used as a double bedroom, but is currently used as an office/family room
- **Double bedroom** with fitted wardrobe
- **En-suite shower room** finished in a modern white suite incorporating a separate shower cubicle, WC, wash hand basin with vanity storage beneath, porcelain tiled floor

Lower ground floor:

- **21ft Lounge** with contemporary circular wood burning stove creating an attractive focal point of the room
- **21ft Triple aspect kitchen/breakfast/dining room** which undoubtedly has the wow factor and has a polished porcelain floor throughout
- **The kitchen/breakfast area** has been beautifully finished with wood block work surfaces and a central island unit which forms a breakfast bar with inset sink as well as an excellent range of AEG appliances to include induction hob with extractor canopy above, double oven, coffee machine, combination microwave, dishwasher, wine cooler and space for American style fridge/freezer
- **Dining area** which has a contemporary circular wood burning stove, ample space for dining table and chairs, bi-fold doors opening to offer uninterrupted views over the south facing private rear garden, additional set of double glazed French doors opening onto a private, landscaped patio area
- **Utility room** with a polished porcelain tiled floor, wall mounted gas fired boiler, recess and plumbing for washing machine, sink unit and polished porcelain tiled floor

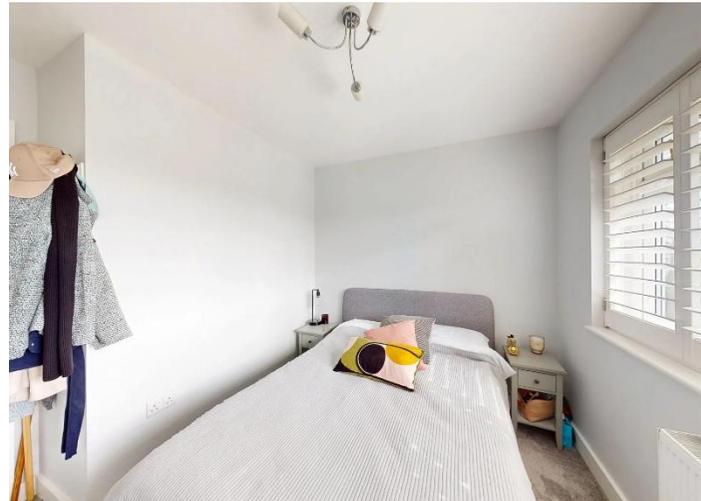
Upper ground floor:

- **Two double bedrooms**
- **Family bathroom/shower room** finished in a stylish white suite incorporating a paneled bath, good size walk-in shower cubicle with chrome raindrop shower head and separate shower attachment, WC with concealed cistern and wash hand basin with vanity storage beneath, polished porcelain tiled floor

COUNCIL TAX BAND: F

EPC RATING: D







AGENTS NOTE: 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.





Outside

- **The rear garden** has a maximum measurement of 65ft x 45ft, faces a southerly aspect and offers an excellent degree of seclusion
- **The garden** has been landscaped to incorporate a large, lawned area and at the far end of the garden there is a useful timber storage shed and log store
- Adjoining the rear and side of the property there is **an Indian sandstone paved patio** which provides a fantastic and private family and entertaining space with pizza oven and a raised decked area with inset hot tub and accessed from the deck area into the former double garage which is now a gym
- The former **detached double garage** has now been converted into a gym and has sliding patio doors. There is a further portion of the garage which has been converted into a shower room
- **A front driveway** provides generous off road parking for approximately five vehicles, which, in turn leads up to the former detached double garage/gym also has a replacement remote control up and over door and three useful storage cupboards
- **Further benefits include** double glazing and a gas fired heating system

West Parley offers a good selection of day-to-day amenities and is located approximately 1 mile away, whilst Ferndown's town centre is located approximately 1.2 miles away and offers an excellent range of shopping, leisure and recreational facilities.



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