



**Gallows Drive
West Parley, BH22 8RH**

FREEHOLD PRICE

£500,000

“An immaculately presented and modernised bungalow with a private east facing garden and converted garage”

This impeccably presented and modernised two double bedroom, one bathroom, one shower room detached bungalow has a private east facing rear garden, converted garage making an ideal home office and driveway providing generous off road parking.

The property has undergone a number of improvements and has the added advantage of a converted garage which has been previously been used as a salon, but would also make an ideal home office.

Gallows Drive is a sought after location within West Parley located close to all local amenities.

- **Two double bedroom detached bungalow with a private east facing rear garden**
- **Entrance porch**
- **16' x 11' Spacious entrance hall**
- **18' Lounge** with an exposed stone open fireplace creating an attractive focal point of the room and a picture window overlooking the front garden. An opening leads through into the kitchen/dining room
- Stunning open plan **19' kitchen/dining room**. The kitchen area incorporates ample worktops with a good range of base and wall units, central island unit forming a breakfast bar, an excellent range of integrated appliances to include oven, hob and extractor, fridge freezer, dishwasher, washer machine and microwave, cupboard housing a wall mounted gas fired boiler, ample space for dining table and chairs and two sets of double glazed French doors opening out into the rear garden
- **Bedroom one** is a good sized double bedroom benefitting from fitted wardrobes with cupboards above
- **En-suite shower room** finished in a stylish white suite incorporating a separate shower cubicle with chrome raindrop shower head and separate shower attachment, wall mounted wash hand basin with vanity storage beneath
- **Bedroom two** is a good sized double bedroom with a fitted wardrobe and cupboard above
- **Family bathroom** finished in a stylish white suite incorporating a panelled bath with shower over, chrome raindrop shower head and separate shower attachment, WC and wash hand basin
- The **rear garden** faces an easterly aspect, offers an excellent degree of seclusion and measures approximately 40' x 35'. The garden incorporates a good size area of lawn with a gravelled BBQ and seating area. Also within the garden there is a hot tub which could be open to separate negotiation. The garden itself is fully enclosed with a side gate opening onto the side driveway
- A **side driveway** provides generous off road parking and in turn leads up to a detached former garage
- The detached **former garage** has been converted to create a studio with sink unit and separate shower. It has a separate fuse board, heating which runs off the main house, its own separate water supply and a hot water heater. This would also make an ideal home office
- **Further benefits** include double glazing, gas fired heating system and the property has also been re-wired

The property is located approximately 800 metres from the small selection of amenities at West Parley. Ferndown town centre is located approximately 1.5 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.

COUNCIL TAX BAND: D

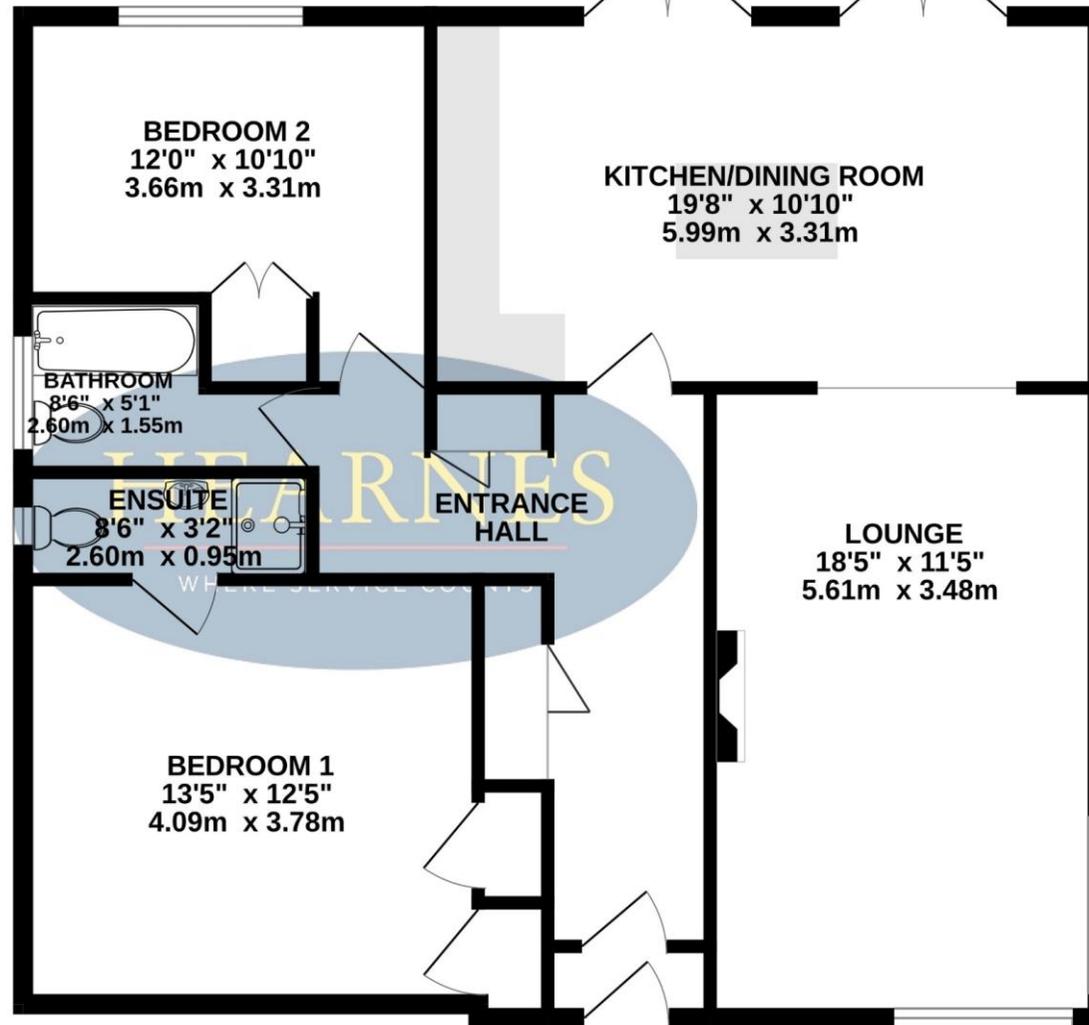
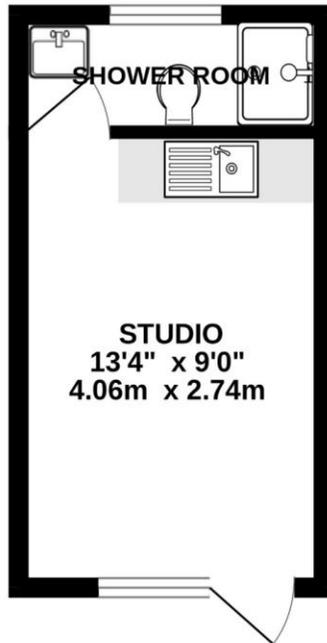
EPC RATING: D

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NOT LOCATED IN EXACT
POSITION
150 sq.ft. (14.0 sq.m.) approx.

GROUND FLOOR
918 sq.ft. (85.3 sq.m.) approx.



TOTAL FLOOR AREA : 1068 sq.ft. (99.2 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

