



HEARNES

WHERE SERVICE COUNTS

**New Road, West Parley
Dorset, BH22 8EB**

FREEHOLD PRICE

£475,000

“Superbly appointed detached bungalow with planning permission to extend, three bedrooms, two bathrooms, 65ft garden and NO CHAIN”

This well proportioned traditional detached bungalow provides versatile living space with planning approved for an extended reception room together with three bedrooms served by a modern shower room and main bathroom (bedroom three has double doors to the lounge and can be used as a dining room), an 18ft 5in dual aspect lounge and stylish refitted kitchen/breakfast room.

Other benefits include gas central heating, double glazing, block paved driveway with parking for several vehicles to a detached garage and workshop to a wonderful mature westerly facing garden.

The property occupies an extremely convenient position adjacent to West Parley shopping precinct, Post Office, Tesco convenience store and access to nearby Hurn Airport, Ferdown, Wimborne and the A31 commuter routes.

- UPVC double glazed front door with picture windows to the **entrance hall**
- **Entrance hall** with double storage cupboard, cloaks cupboard and hatch to loft
- **The living room** is a particularly spacious dual aspect room with double glazed windows to both sides of a central fireplace and double glazed French doors giving access to the rear garden and patio (this area would constitute the already agreed extension with planning permission)
- **Reception room/bedroom three** versatile room with double doors to the lounge which can be used as a dining room or third bedroom
- **Kitchen/breakfast room** modern refitted stylish kitchen comprising extensive range of white gloss base and wall mounted units with adjoining Slabtech work surfaces, two integrated and raised Neff ovens with slide and hide doors and integrated Neff induction hob with Bosch extractor canopy above, one and a half bowl single drainer sink unit with mixer tap and double glazed window above overlooking the rear garden, space for American style fridge/freezer, cupboard housing wall mounted gas fired boiler, attractive tiled flooring, double glazed door giving access to the side driveway and space for small breakfast table
- **Bedroom one** double glazed bay window to the front aspect, range of fitted wardrobes with mirror fronted sliding doors
- **Bedroom two** is a dual aspect room with double glazed windows to both the side and front, fitted wardrobe with sliding mirror fronted doors
- **Main bathroom** fitted in a modern white suite comprising P-shaped shower/bath with glazed screen and chrome wall mounted shower attachment, wash hand basin, WC, opaque double glazed window to the side aspect with partly tiled walls and attractive tiled flooring
- **Shower room** fitted in a matching suite comprising dual width walk-in shower cubicle and vanity units with inset wash hand basin and worktop with tiled splashbacks and cupboards above, inset WC, double glazed window to the side, chrome heated towel rail and tiled flooring
- **The front** has double gates leading to an extensive paviour driveway with parking for several vehicles including a gravel section with mature screened plants and bushes leading to a detached garage
- **Detached single garage** measuring 15ft 6in x 8ft 2in with single up and over door, internal power and lighting and a workshop area to the rear measuring 8ft 2in x 6ft 1in with separate single door access and secure gated access to the rear garden
- A particular feature of the property is the **rear garden** as it has been extensively maintained and landscaped to provide several sections across the large expanse of lawn with shrub and flower borders, detached timber summerhouse and extremely private westerly facing patio. The garden is particularly secluded, enclosed entirely by mature hedging and timber fencing

COUNCIL TAX BAND: E

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.



