

Oak Close

West Parley, BH22 8UA



HEARNES

WHERE SERVICE COUNTS



“A recently modernised and superbly positioned bungalow sitting centrally on a secluded plot measuring 0.18 of an acre in a sought after cul-de-sac”

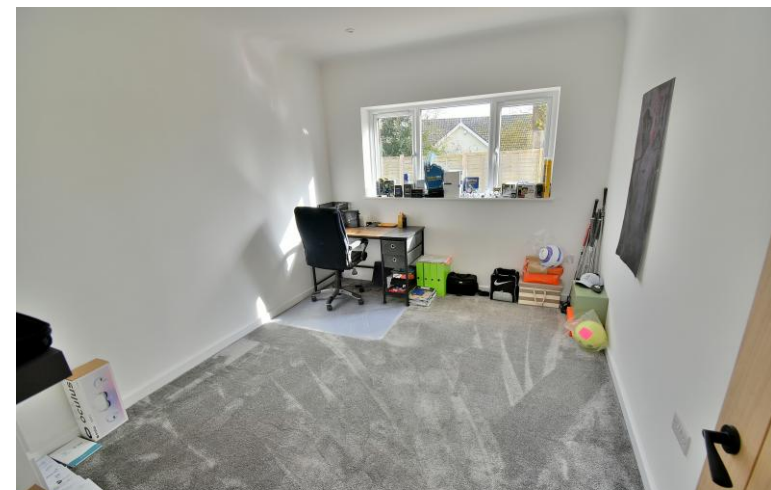
FREEHOLD GUIDE PRICE £575,000

This beautifully finished and recently modernised and three double bedroom, one bathroom, one shower room detached bungalow has a 60' enclosed rear garden, detached single garage and driveway providing generous off road parking, whilst sitting centrally on a secluded plot measuring 0.18 of an acre.

The property is tucked away at the end of a sought after cul-de-sac location within West Parley. The current owners have managed to create a spacious and stylish bungalow which has been finished to high standard. The property now comes to market offered with no forward chain.

- **A recently modernised three bedroom detached bungalow occupying a good sized secluded plot measuring 0.18 of an acre**
- **Entrance porch**
- **18' entrance hall**
- Brand new stunning **kitchen/breakfast room** incorporating ample worktops with a central island unit/breakfast bar, good range of base and wall units, integrated oven, hob and extractor canopy above, fridge and freezer, dishwasher, integrated washing machine, attractive tiled splashbacks, window overlooking the rear garden and a door giving access
- **18' dual aspect lounge**, an attractive focal point of the room is a wood burning stove, tv recess above, a window overlooking the front garden and French doors leading out to the rear garden
- **Bedroom one** is a generous sized double bedroom benefitting from a fitted double wardrobe
- En-suite **shower room** finished in a stylish white suite incorporating a good sized shower cubicle with chrome raindrop showerhead and separate shower attachment, wash hand basin with vanity storage beneath, WC
- **Bedroom two** is also a large double bedroom, currently being used as an office
- **Bedroom three** is also a double bedroom with fitted wardrobe
- Luxuriously appointed and spacious **family bathroom/shower room** incorporating a freestanding contemporary bath with mixer taps and shower attachment, separate good sized shower cubicle with chrome raindrop showerhead and separate shower attachment, WC, wash hand basin with vanity storage beneath

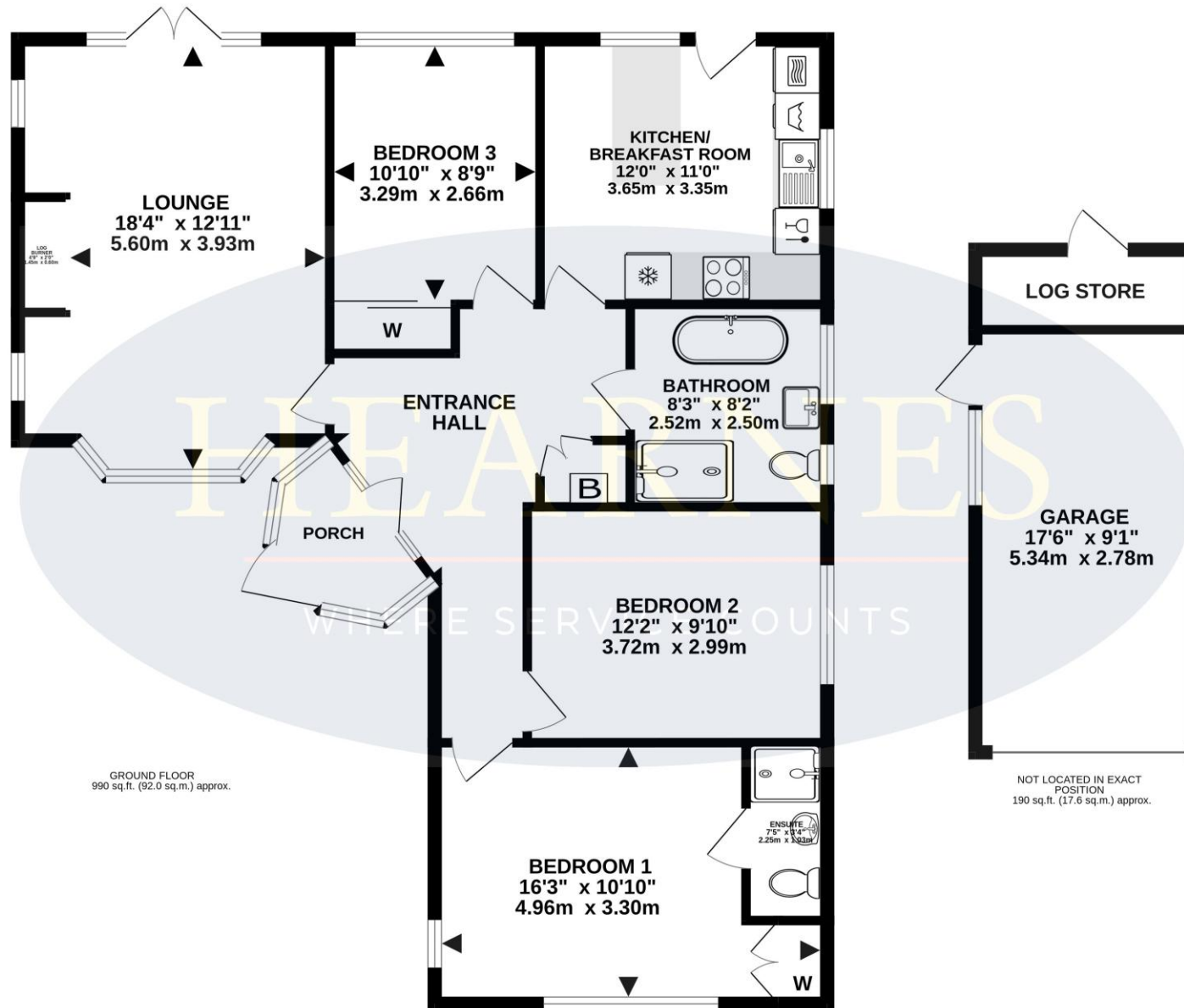
COUNCIL TAX BAND: E EPC RATING: D





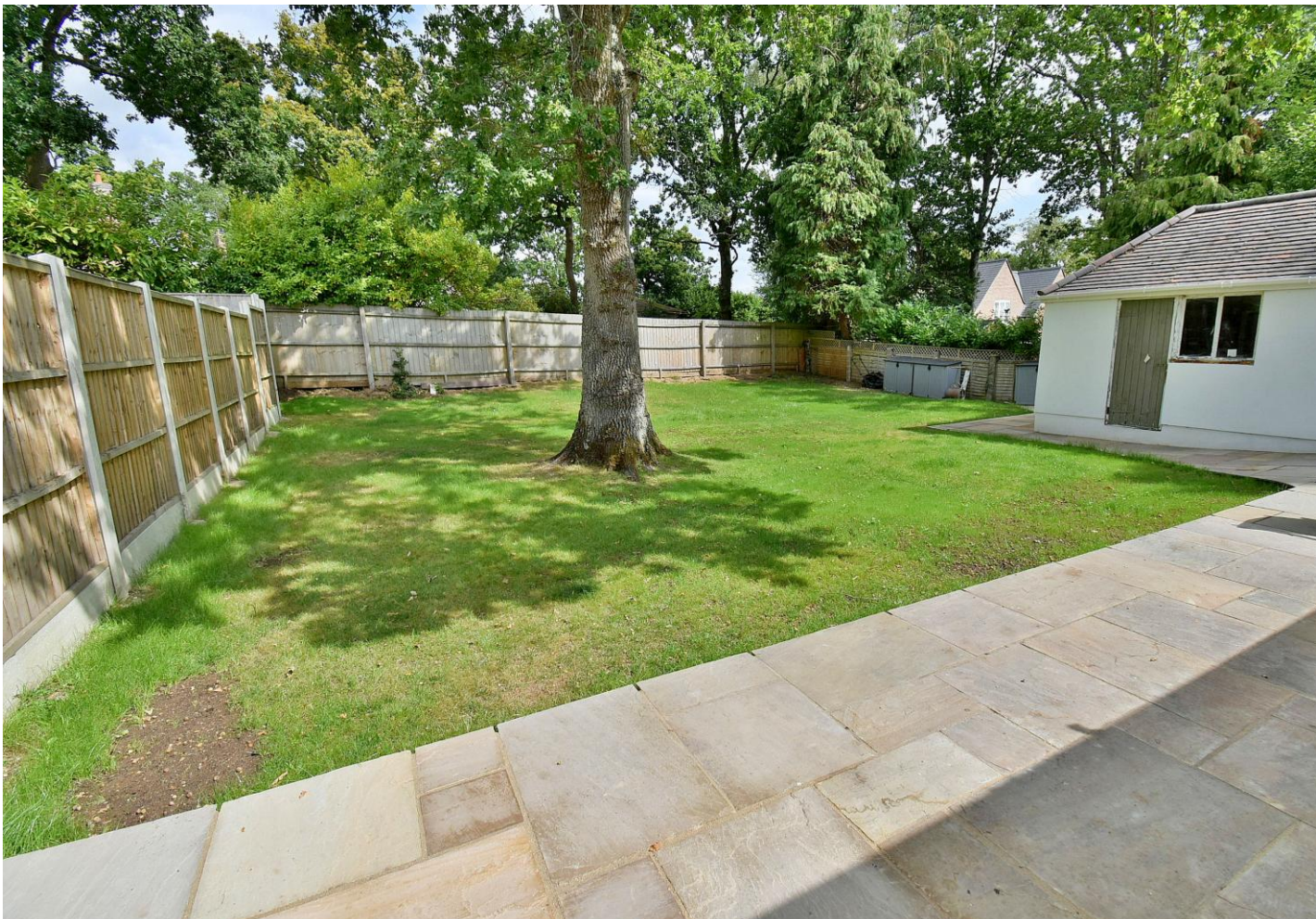
TOTAL FLOOR AREA : 1180 sq.ft. (109.6 sq.m.) approx.

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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Outside

The **rear garden** is fully enclosed and measures approximately 60' x 60' and offers an excellent degree of seclusion. The garden is in the process of being landscaped with a large area designed for a patio and the remainder of the garden will be laid to lawn. (Agents note: The Oak tree has a TPO).

An electronically operated sliding gate opens onto a **front gravel driveway** which provides generous off-road parking. The side driveway provides additional off-road parking and in turn leads down to a detached single garage. There is an area of front garden which is also in the process of being landscaped with a gravel path, raised well stocked flower beds and further area which will be laid to artificial lawn. Detached single garage has a metal up and over door, side personal door, window, light and power.

Further benefits include newly installed double-glazing, brand-new gas central heating system, and the property now comes to market offered with no onward chain.

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located 2 miles away. There are a small selection of amenities at West Parley, approximately 800 metres away.



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