



FOR SALE
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**Cammel Road
West Parley, BH22 8SD**

FREEHOLD

GUIDE PRICE £485,000

“A recently refurbished and stylish family home with a 70ft enclosed rear garden”

This beautifully finished and recently modernised four bedroom link detached family home has a 70ft secluded enclosed rear garden with a single garage and a driveway.

This light and spacious family home has undergone a number of recent improvements which include a refitted family shower room, new internal doors, redecoration throughout and newly replaced internal lighting. The rear garden is a particular feature of the property as it offers an excellent degree of seclusion and is larger than the average. Cammel Road is situated in the heart of West Parley and the property is conveniently located for the local schools and amenities.

- **A four bedroom linked detached family home with 70ft secluded rear garden.**

Ground floor:

- **Entrance porch**
- **Cloakroom** finished in a stylish white suite
- **20ft Open plan kitchen/breakfast room** incorporating ample roll top work surfaces with a good range of base and wall units, integrated oven, hob and extractor, recess and plumbing for washing machine. The work top continues round to form a breakfast bar. There is space for an American style fridge freezer. A tiled floor, double glazed window overlooking the rear garden, double glazed door giving access.
- **Useful under stairs cupboard** and utility cupboard with wall mounted gas fired boiler and space for condensing tumble dryer.
- **20ft Dual aspect lounge/dining room** with a double glazed window to the front aspect and double glazed French doors leading out into the generous sized rear garden

First floor:

- **Landing**
- **Bedroom one** is a generous sized double bedroom benefitting from a fitted wardrobe
- **Bedroom two** is also a generous sized double bedroom
- **Bedroom three** is a double bedroom
- **Bedroom four** is a good sized single bedroom
- **Family shower** refitted in a stylish white suite, incorporating a good sized walk in shower area with chrome rain drop shower head and separate shower attachment, wall mounted wash hand basin, WC

Outside:

- **The rear garden** is a superb feature of the property as it measures approximately 70ft in length and 40ft in width
- Adjoining the rear of the property there is an **Indian Sandstone paved patio**
- The remainder of the garden is **predominately laid to lawn** and is fully enclosed by fencing
- A **front driveway** provides generous off-road parking which in turn leads up to a single garage
- **Single garage** has light and power and a metal up and over door at either end

Further benefits include double glazing and a replacement gas fired boiler

There is a small selection of amenities along Glenmoor Road approximately 800 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. The town is approximately 1.5 miles away.

TAX BAND: D

EPC RATING: C

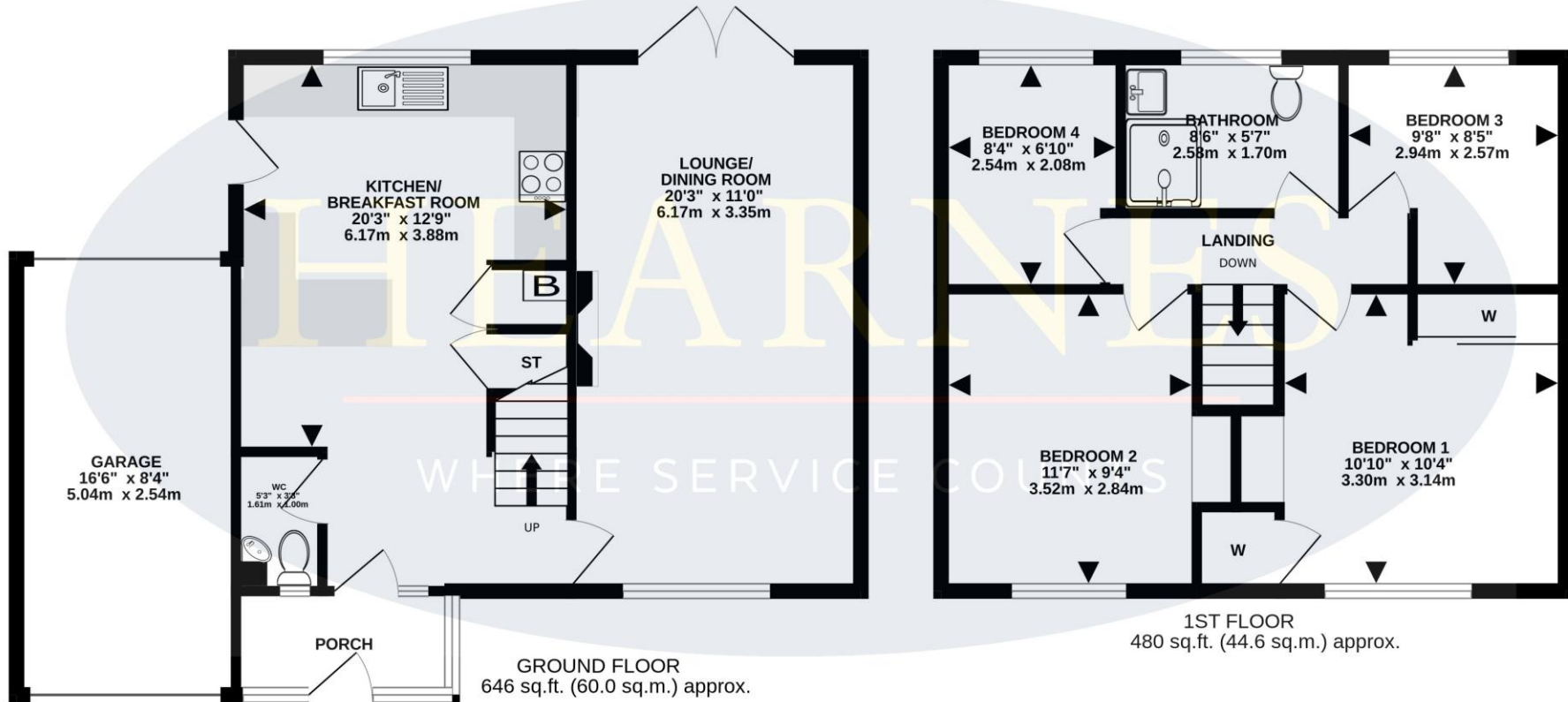


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TOTAL FLOOR AREA : 1126 sq.ft. (104.6 sq.m.) approx.

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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6-8 Victoria Road, Ferndown, Dorset. BH22 9HZ Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

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