

# Birch Avenue

West Parley, Dorset BH22 8PG





***“An impeccably presented 2,200 sq ft versatile family home  
in a sought after cul-de-sac within West Parley”***

**FREEHOLD  
GUIDE PRICE £800,000**

This beautifully finished and immaculately presented four/five bedroom, one bathroom, one shower room, two/three reception rooms, detached family home has a landscaped and secluded rear garden, driveway offering generous off road parking and detached garage.

This stunning 2,200 sq ft family home offers light, spacious and versatile accommodation whilst situated in a sought after and peaceful cul-de-sac location within West Parley.

**Ground floor:**

- **Spacious entrance hall**
- Stunning open plan **18ft x 18ft kitchen/breakfast dining room**. The kitchen area incorporates ample roll top work surfaces with a good range of base and wall units with under lighting, central island unit finished with an Oak worktop, one and half bowl sink unit with boiling hot water tap, integrated five ring gas hob with extractor hood above, double oven, dishwasher
- The **dining area** has ample space for large six seater dining table and chairs. Additional storage recess and plumbing for American style fridge freezer and double glazed French doors leading out into the rear garden
- 19ft x 18ft impressive dual aspect **lounge** with feature fireplace and double glazed French doors leading out into the rear garden
- Separate **dining room** with double storage cupboard and tiled floor, double glazed window overlooking the front garden
- **Inner hallway**, door leading out to the side driveway with a further door leading into the cloakroom
- **Cloakroom** finished in a white suite
- **Snug/bedroom** with double glazed window to the front aspect

**First floor:**

- **Spacious First floor landing**
- Impressive 22ft **triple aspect master bedroom** with two fitted double wardrobes
- **Ensuite shower room**, finished in a white suite incorporating a corner shower cubicle, WC wall mounted wash hand basin, fully tiled walls and flooring
- Two further good sized **double bedrooms**
- A **single bedroom**
- Spacious **family bathroom** finished with a stylish white suite incorporating a panelled bath, mixer taps and shower hose, WC, wall mounted wash hand basin, fully tiled walls and flooring

**COUNCIL TAX BAND: D**

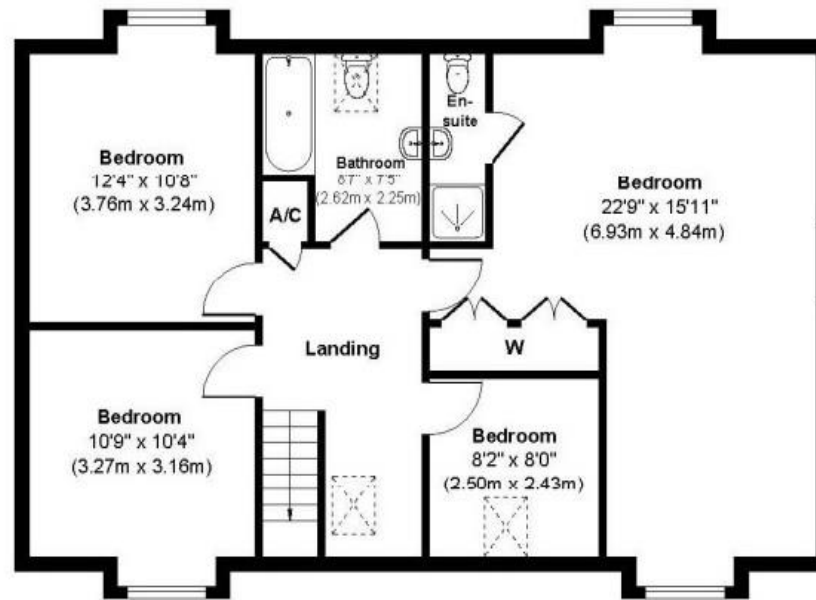
**EPC RATING: C**



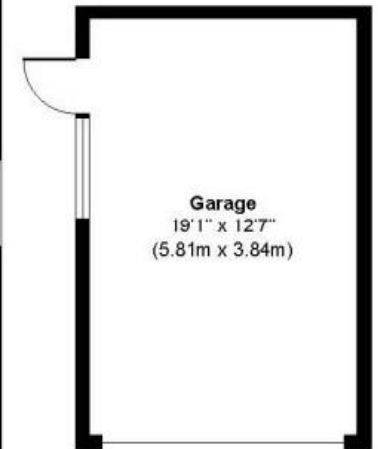




**Ground Floor**  
 Approximate Floor Area  
 1169 sq. ft  
 (108.61 sq. m)



**First Floor**  
 Approximate Floor Area  
 877 sq. ft  
 (81.51 sq. m)



**Garage**  
 Approximate Floor Area  
 240 sq. ft  
 (22.31 sq. m)

**Approx. Gross Internal Floor Area 2286 sq. ft / 212.43 sq. m**

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AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.





## Outside

- The **rear garden** is a superb feature of the property and measures approximately 40ft x 50ft offering an excellent degree of seclusion and is beautifully kept. Adjoining the rear of the property there is a large paved patio, remainder of the garden is predominately laid to lawn and is surrounded by well stocked flower beds. At the far end of the garden there is additional paved patio with trellis over and an additional patio area located behind the detached garage
- There is a good sized area of front lawn. **Front gravelled driveway** provides generous off-road parking and in turn leads up to double wooden gates which open onto a side driveway which in turn leads down to a detached garage
- **Detached garage** has an up and over door, space and plumbing for washing machine, side personal door
- **Further benefits** include double glazing, UPVC fascias and soffits and a gas fired heating system

There is a good selection of amenities at West Parley approximately half a mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located about 1.5 miles away.



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



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