

# Lydlinch Close

West Parley, Dorset, BH22 8RT



**HEARNES**

WHERE SERVICE COUNTS







***“An immaculately presented bungalow with a 70ft secluded south facing garden and 31ft sub-divided tandem garage, utility, gym and workshop”***

**FREEHOLD PRICE £595,000**

This beautifully finished and generous sized three double bedroom, one bathroom, one shower room detached bungalow has a 70ft secluded south facing rear garden, 31ft tandem garage and driveway providing generous off-road parking.

This light, spacious and beautifully finished bungalow has accommodation arranged with the principal rooms overlooking a secluded south facing rear garden. The property has undergone a number of improvements and is offered in immaculate condition.

Lydlinch Close is a sought-after cul-de-sac location within West Parley.

- **A three double bedroom detached bungalow with a secluded 70ft south facing rear garden and a 31ft tandem garage**
- **21ft x 13ft Spacious entrance hall**
- **Study/boot room**
- **23ft Kitchen/dining room**
- **Kitchen area** refitted to incorporate ample slimline contemporary worktops with matching upstands, a good range of integrated appliances to include double oven, induction hob with extractor canopy above, dishwasher, space for a fridge/freezer, double larder cupboard, door leading out to a covered side passageway and a tiled floor which continues through to the dining area
- **Dining area** with sliding patio doors giving direct access out to a south facing secluded rear garden
- **17ft Lounge** with feature fireplace and a picture window offering a pleasant outlook over the south facing garden
- **Bedroom one** is an impressive double bedroom, benefitting from two fitted double wardrobes and a single wardrobe
- **En-suite shower room** finished in a stylish white suite incorporating a corner shower cubicle, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Bedroom two** is also a generous sized double bedroom
- **Bedroom three** is a double bedroom
- **Family bathroom** refitted in a stylish white suite incorporating a panelled bath with shower over and separate shower hose, WC with concealed cistern, wash basin with vanity storage beneath, partly tiled walls and flooring
- **Further benefits** include double glazing, UPVC fascias and soffits and a gas-fired heating system

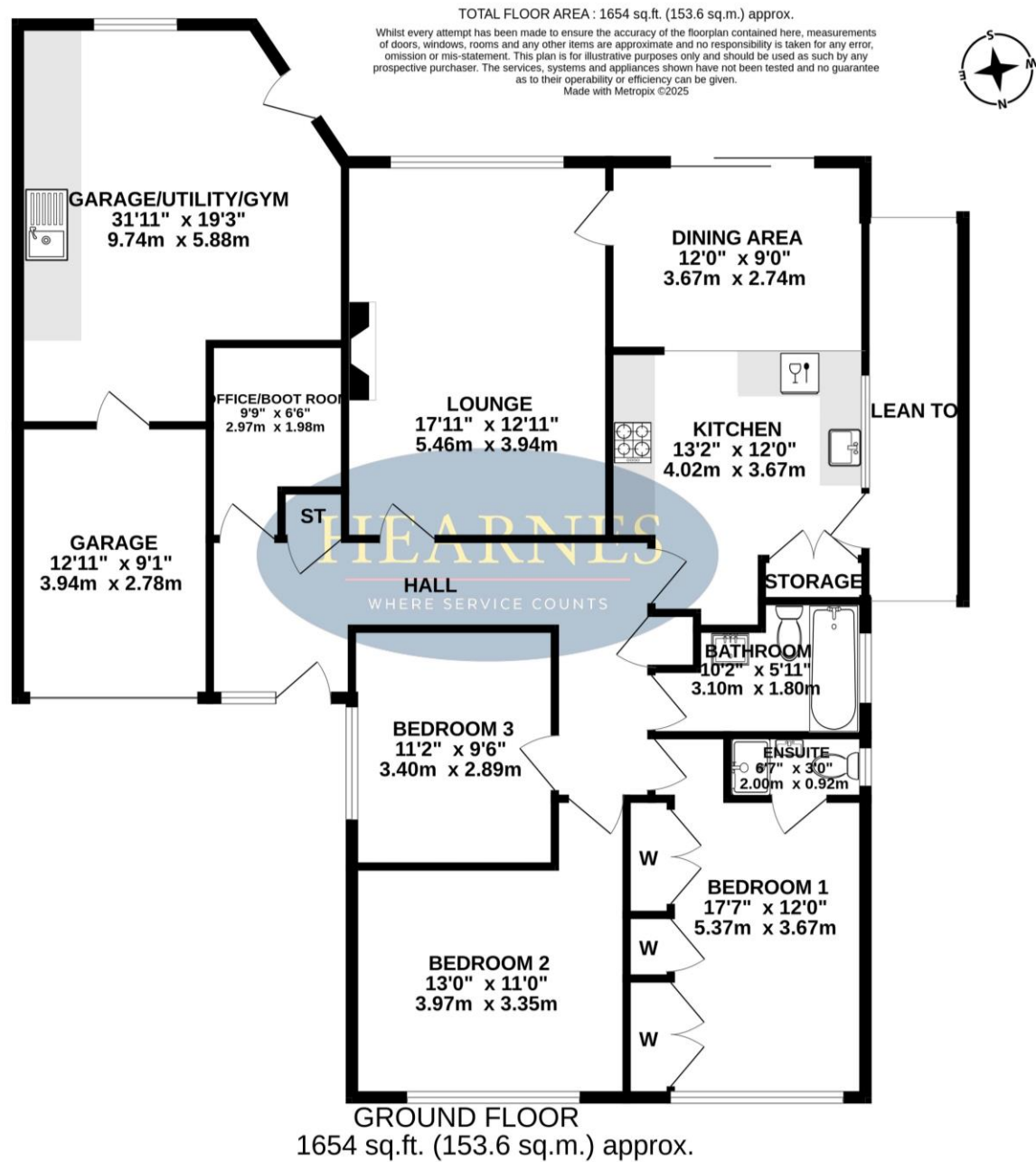
**COUNCIL TAX BAND: E**

**EPC RATING: C**







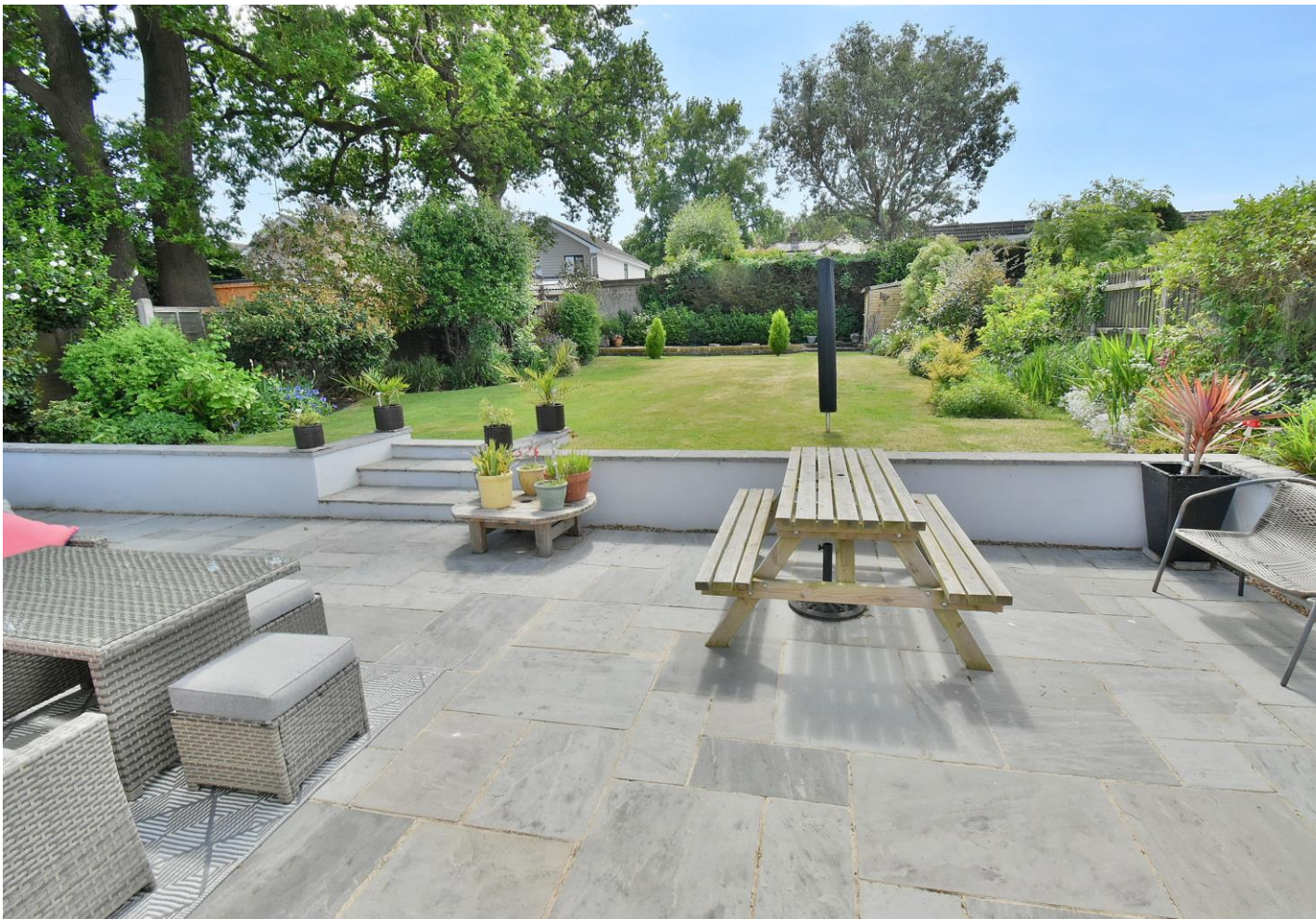


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## Outside

- **Rear garden** is a superb feature of the property, measures approximately 70 ft in length, offers an excellent degree of seclusion and faces a **southerly aspect**. Adjoining the rear of the property and extending the full width of the bungalow there is a large Indian sandstone paved patio, with a covered side path leading down to a side gate. Steps lead up to a large area of well-kept lawn, which is bordered by well-stocked flower beds. At the far end of the garden there is a gravelled seating area, and a useful timber storage shed. The garden is fully enclosed
- **31ft Former tandem garage** which has been sub-divided, with the front portion remaining as a garage with a remote control up and over door. The rear portion of the garage is currently used as a utility room, gym and workshop, with light, power, a recess and plumbing for a washing machine, sink unit, storage units, double glazed window and door leading out to the rear garden
- Front block paved driveway providing generous **off-road parking**, which in turn leads up to a 31ft Garage

There is a small selection of amenities in West Parley approximately ½ a mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 1.5 miles away.





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