

# New Road

West Parley, Dorset, BH22 8EB





# ***“An extended chalet bungalow with a private 80ft rear garden, car port and garage, offered with no chain”***

**FREEHOLD GUIDE PRICE £475,000**

This conveniently located and deceptively spacious four bedroom, one bathroom, one shower room, two reception room detached chalet bungalow has a private 80ft west facing rear garden, car port, single garage and generous off-road parking for several vehicles. The property enjoys a sought after and convenient location within West Parley, approximately 20 metres from the local amenities.

The current owners have modernised and extended this light, spacious and versatile chalet bungalow which now comes to the market offered with no onward chain.

- **Four bedroom detached chalet bungalow with an 80ft private west facing rear garden**

## **Ground Floor:**

- Spacious **reception hall**
- 20ft x 15ft Dual aspect **lounge/dining room** with double glazed French doors leading out to the garden and patio, and a further set of double glazed French doors leading out to the sun room
- **Sun room** enjoying a triple aspect, with an Atrium style vaulted ceiling skylight, radiator allowing for this room to be used all year round, tiled floor and double glazed French doors leading out to the rear garden and patio
- **Kitchen** incorporating work surfaces, a good range of base and wall units with underlighting, integrated oven, grill, hob and extractor, recess and plumbing for a washing machine, integrated fridge/freezer, cupboard housing a replacement Glow Worm gas-fired boiler, tiled floor, double glazed window overlooking the rear garden and a double glazed door leading out to the sun room
- **Family bathroom/shower room** which has been refitted in a stylish white suite to incorporate a panelled bath with mixer taps and shower hose, separate shower cubicle, wc, wash hand basin with vanity storage beneath and tiled floor
- **Large double bedroom** with a bay window to the front aspect
- **Additional double bedroom**, also with a bay window to the front aspect

## **First Floor:**

- **18ft Master bedroom** enjoying a triple aspect, with access into a boarded eave storage space
- Spacious **en-suite shower room** finished in a modern white suite incorporating a separate shower cubicle, wc, wall-mounted wash hand basin and tiled floor
- **Good sized single bedroom**, currently being used as an office, with access into a boarded eave storage space
- **Further benefits** include double glazing, replacement UPVC fascias and soffits, a gas-fired central heating system with replacement boiler and the property is also offered with **no onward chain**

**COUNCIL TAX BAND: E**

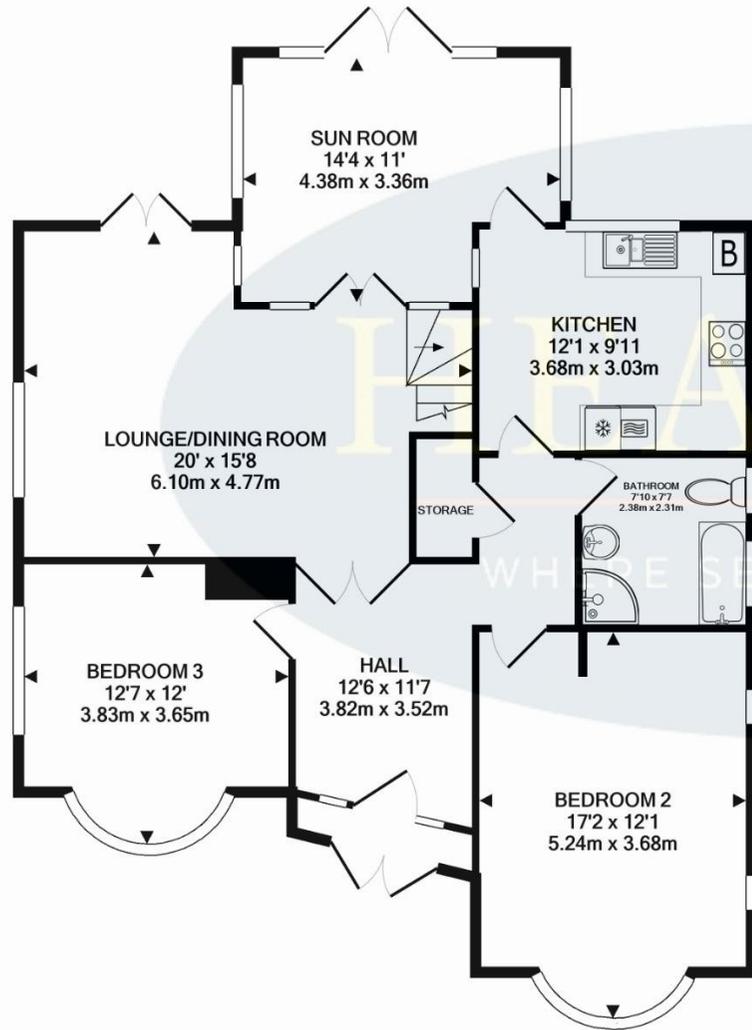
**EPC RATING: C**



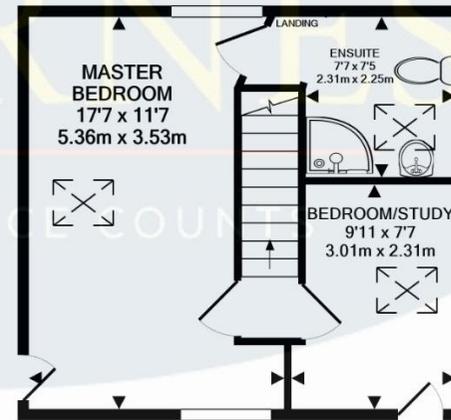


**TOTAL APPROX. FLOOR AREA 1525 SQ.FT. (141.7 SQ.M.)**

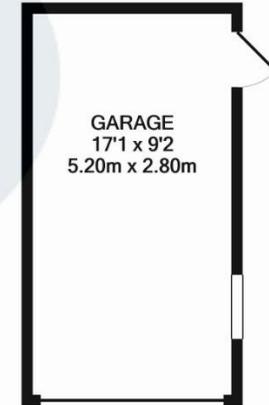
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR  
APPROX. FLOOR  
AREA 1032 SQ.FT.  
(95.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 336 SQ.FT.  
(31.2 SQ.M.)



NOT LOCATED IN EXACT POSITION  
APPROX. FLOOR  
AREA 157 SQ.FT.  
(14.6 SQ.M.)





## Outside

- **Rear garden** measuring approximately 80ft x 45ft, faces a **westerly aspect** and offers an excellent degree of seclusion. Adjoining the rear of the property there is a paved patio area, with side gates located on both sides of the property. The remainder of the garden is predominantly laid to lawn, bordered by well-stocked flower beds. At the far end of the garden there is a **storage shed** and **summer house** with a decked seating area
- Also within the garden is a single garage and car port
- A front and side driveway provide **generous off-road parking** for several vehicles
- **Single garage** with a metal up and over door, side door, double glazed window, light and power
- **Car port** with light and power and remote control roll up and over door

There is a small selection of amenities in West Parley. Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located less than 2 miles away.



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



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Bournemouth, Poole, Ringwood & Wimborne