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**Hadrian Close, West Parley
Dorset, BH22 8RQ**

FREEHOLD

GUIDE PRICE £525,000

“A modernised and extended bungalow with an 80ft private south facing rear garden”

This recently modernised and extended three double bedroom, one bathroom, one shower room detached bungalow has an 80ft private south facing rear garden, detached single garage and driveway providing generous off-road parking.

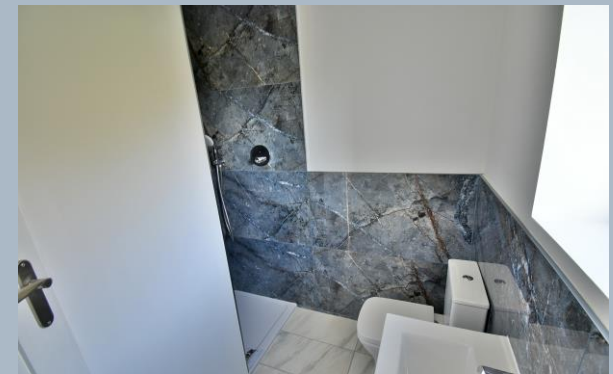
The current owner has managed to create a light, spacious and stylish bungalow which is situated in a sought after cul-de-sac within West Parley and now comes to the market offered with no onward chain.

- **A modernised and extended three double bedroom detached bungalow with an 80ft secluded south facing garden and no chain**
- Spacious 14ft **entrance hall**
- 13ft Stunning brand new **kitchen/breakfast room** beautifully finished with extensive marble worktops which continue round to form a breakfast bar, inset sink, attractive tiled splashbacks, a good range of base units, integrated oven, grill, induction hob and extractor canopy above, recess for a slimline dishwasher, space for fridge/freezer, door leading out to the side driveway and an opening through to the dining room
- **Dining room** which is a light and spacious reception room enjoying a dual aspect, with sliding patio doors leading out to the rear garden and patio
- 18ft dual aspect **lounge** with a bay window overlooking the rear garden and air conditioning
- **Bedroom one** is a generous sized double bedroom with a bay window to the front aspect
- Beautifully finished and stylish **en-suite shower room** incorporating a good sized corner shower cubicle with chrome raindrop shower head and separate shower attachment, wash hand basin with vanity storage beneath, wc, tiled floor and partly tiled walls
- **Bedroom two** is also a generous sized double bedroom with a bay window to the front aspect
- **Bedroom three** is also a double bedroom
- **Family bathroom** fitted with a stylish white suite incorporating a panelled bath, wash hand basin with vanity storage beneath, wc, tiled floor and partly tiled walls
- **Utility room** (accessed from the side driveway) housing the boiler and plumbing for a washing machine
- **Rear garden** which is a superb feature of the property as it measures approximately 80ft in length x 40ft in width. The garden faces a **southerly aspect** and offers an excellent degree of seclusion. Adjoining the rear of the property there is a raised paved patio, with a gravelled path leading to a large area of lawn. The garden itself is stocked with many attractive ornamental plants, trees and shrubs. Also within the garden is a greenhouse. The garden itself is fully enclosed by fencing
- A front and side driveway provides generous **off-road parking**. Wrought iron gates open to give vehicle access down to a detached single garage
- Detached **single garage** with a metal up and over door, light, power and a side personal door
- **Further benefits** include double glazing and a gas-fired heating system with replacement boiler. The property also comes to the market offered with **no onward chain**

There is a small selection of amenities in West Parley approximately 1 mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located less than 1.5 miles away.

COUNCIL TAX BAND: E

EPC RATING: C

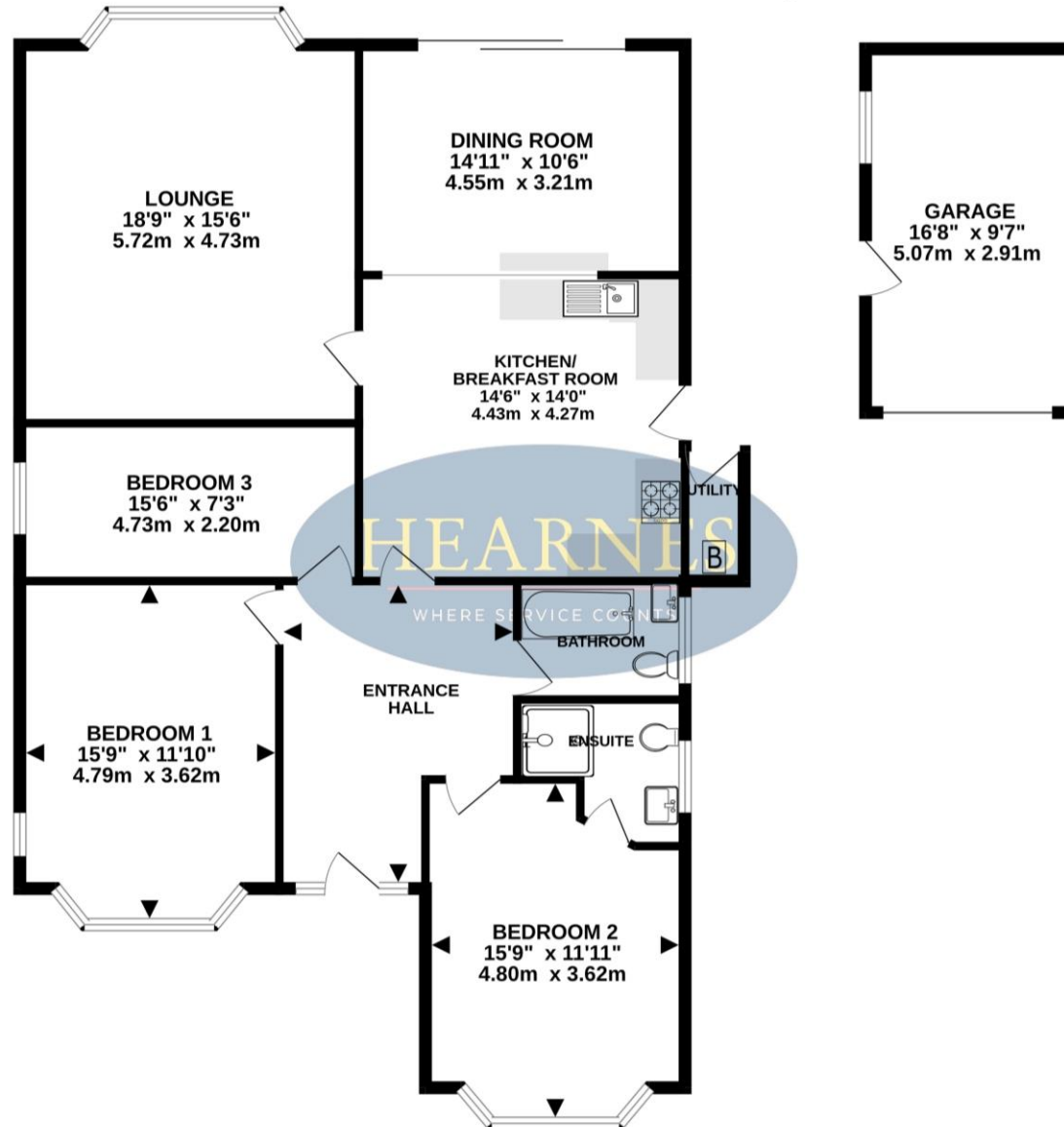


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GROUND FLOOR
1337 sq.ft. (124.2 sq.m.) approx.



NOT LOCATED IN EXACT
POSITION
159 sq.ft. (14.8 sq.m.) approx.



TOTAL FLOOR AREA : 1496 sq.ft. (139.0 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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