



HEARNES
WHERE SERVICE COUNTS

**Dudsbury Road, West Parley
Dorset BH22 8RD**

FREEHOLD PRICE Offers In Excess Of £425,000

“An attractive and detached bungalow with a private garden and no onward chain”

This superbly positioned and deceptively spacious two double bedroom, one bathroom detached bungalow has a private, enclosed rear garden, single garage and generous off road parking whilst situated in a sought after location within West Parley.

The property comes to the market for the first time in circa 20 years. Over the years the property has been well maintained and now comes to the market offered with no onward chain.

- **Two double bedroom detached bungalow**
- **Entrance porch**
- Good size **entrance hall**
- 22ft **Lounge/dining room** enjoying a dual aspect
- The **dining area** has ample space for dining room table and chairs with window to the side aspect
- **Lounge area** has a living flame coal effect gas fire with attractive surround and French doors leading out onto the rear garden
- 17ft Dual aspect **kitchen/breakfast room** incorporating ample roll top work surfaces with a good range of base and wall units, integrated oven, hob and extractor, recess plus plumbing for washing machine and dishwasher, recess for fridge and freezer, ample space for breakfast table and chairs, tiled floor, wall mounted gas fired replacement Vaillant boiler
- **Bedroom one** is a good size double bedroom with an excellent range of fitted bedroom furniture and a bay window to the front aspect
- **Bedroom two** is a double bedroom with fitted drawer storage and two windows to the side aspect
- **Family bathroom** finished in a white suite to include panelled bath with shower over, pedestal wash hand basin, WC, fully tiled walls and flooring
- The **rear garden** measures approximately 25ft x 45ft is fully enclosed and offers an excellent degree of seclusion
- Adjacent to the rear of the property and continuing down the side of the property there is a generous sized paved patio area. The main area of garden is predominantly laid to lawn and is ornately shaped. Located in the corner of the garden there is a further area of paved patio
- On each side of the property there are side paths and side gates
- A wooden five bar gate opens onto a **front driveway** which provides generous **off road parking** for several vehicles
- **Detached single garage** has up and over door, light and power
- **Further benefits** include double glazing, UPVC fascias and soffits, a gas fired central heating system with replacement boiler
- **Offered with no onward chain**

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

COUNCIL TAX BAND: E

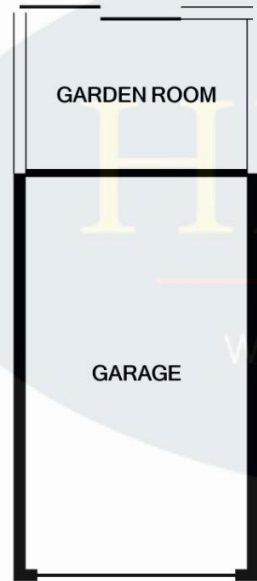
EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

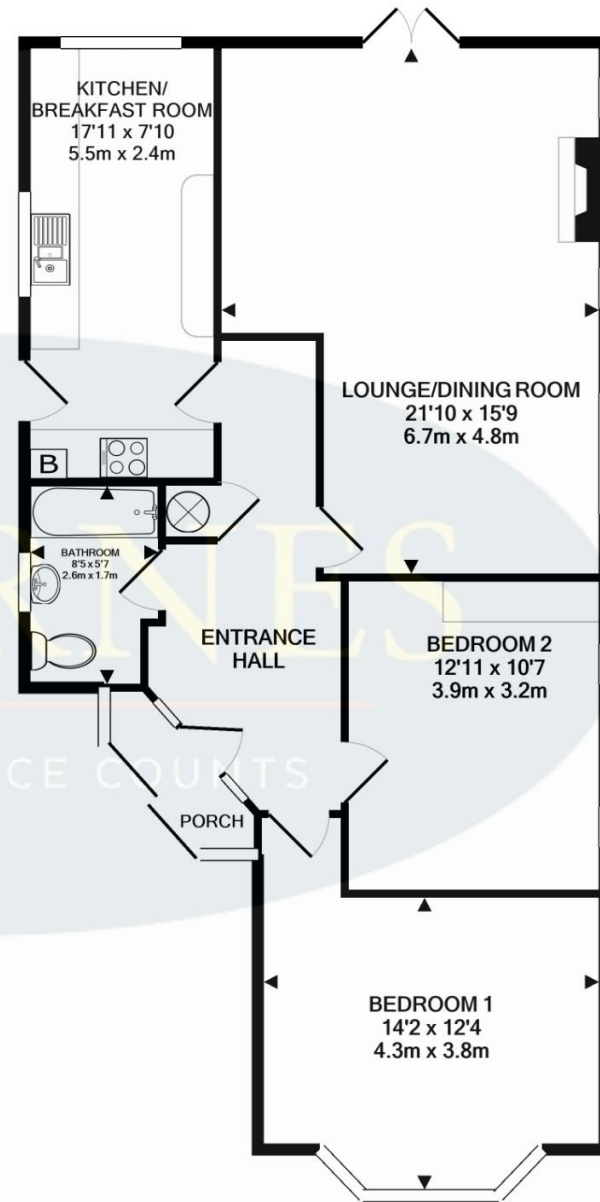


TOTAL APPROX. FLOOR AREA 1154 SQ.FT. (107.2 SQ.M.)

Whilst every attempt have 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 buyer. Produced by Swift Energies 07512 365 141
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NOT LOCATED IN EXZCT POSITION
APPROX. FLOOR
AREA 218 SQ.FT.
(20.3 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 936 SQ.FT.
(87.0 SQ.M.)

390 Ringwood Road, Ferndown, Dorset. BH22 9AU Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

