

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.

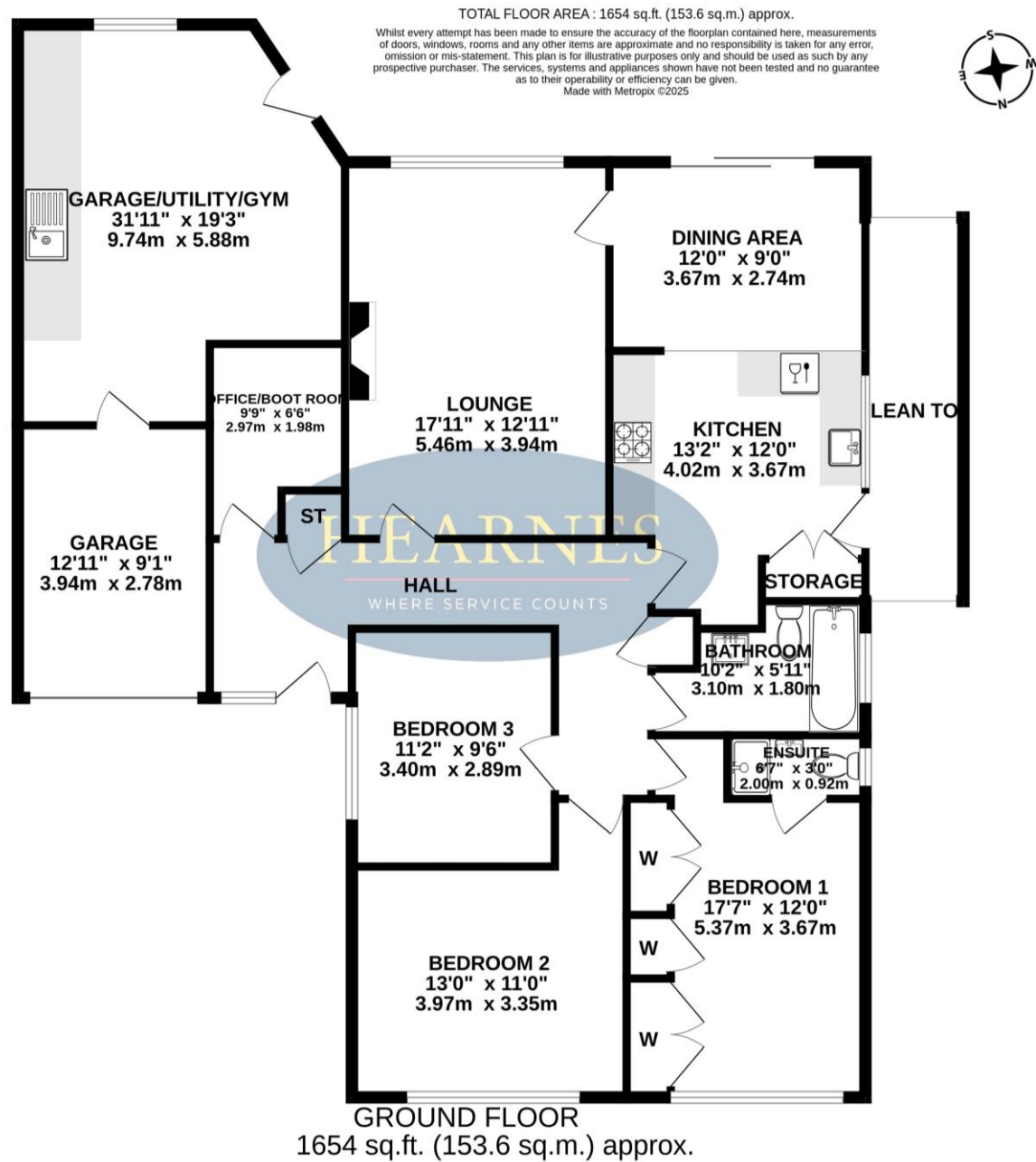
- **A three double bedroom detached bungalow with a secluded 70ft south facing rear garden and a 31ft tandem garage**
- **21ft x 13ft Spacious entrance hall**
- **Study/boot room**
- **23ft Kitchen/dining room**
- **Kitchen area** refitted to incorporate ample slimline contemporary worktops with matching 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

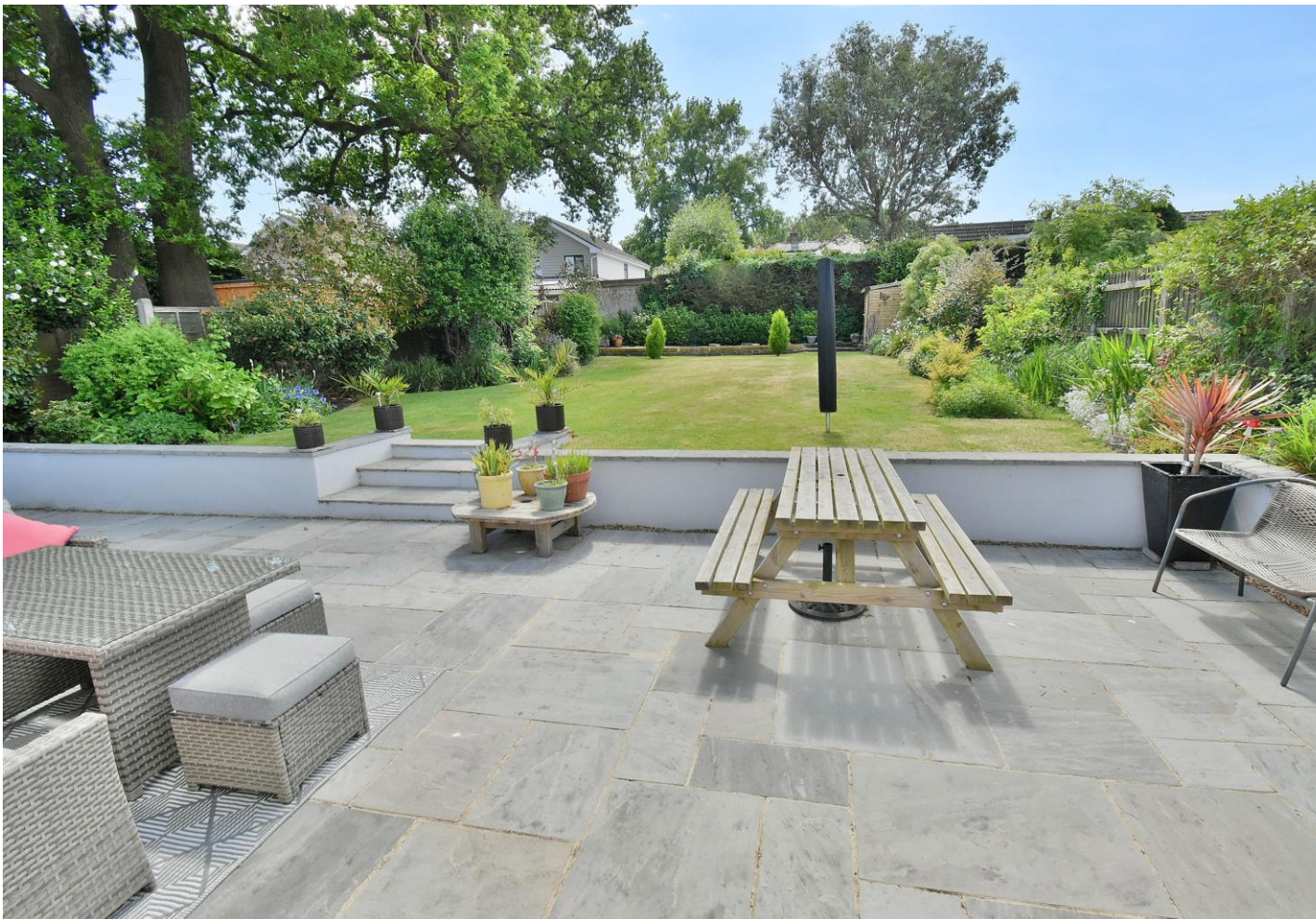






AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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

- **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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