

Christchurch Road,

West Parley, BH22 8TA



HEARNES

WHERE SERVICE COUNTS



“An impeccably presented and recently modernised 2,000 sq ft bungalow with a detached double garage”

FREEHOLD GUIDE PRICE £625,000

This beautifully finished and recently modernised three double bedroom, one bathroom, one ensuite shower room detached bungalow has a stunning open plan modern kitchen/breakfast room which leads out into the garden room which in turn leads out into an immaculately kept and secluded rear garden. The property also benefits from a double garage and generous off road parking.

‘Frogs Leap’ is situated within a sought after location within West Parley and offers a pleasant wooded outlook.

- **An impeccably presented and modernised three double bedroom detached bungalow with a detached double garage and secluded garden**
- Good sized **entrance porch**
- Impressive 24' x 20' spacious **entrance hall**
- 21' Generous sized **lounge** with a double glazed window overlooking the front garden. A recessed living flame log effect contemporary electric fire with TV recess above
- Beautifully finished and stunning 20' **kitchen/breakfast room** incorporating extensive quartz worktops and matching upstands with an inset Villeroy and Boch Belfast sink with a boiling hot water tap, there is a central island unit also finished with quartz which continues round to form a breakfast bar, an excellent range of high quality integrated appliances to include Neff induction hob with an extractor canopy above, twin ovens, fridge freezer, dishwasher and a separate under counter fridge and ample space for breakfast table and chairs
- A useful **utility cupboard** with sink unit and an integrated washing machine
- **Garden room** which enjoys a dual aspect and has double glazed French doors leading out onto a porcelain paved patio
- **Bedroom one** is a generous sized double bedroom benefitting from an excellent range of fitted wardrobes and a dressing table
- Spacious **en suite shower room** incorporating a large walk-in shower area with chrome raindrop shower head and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Bedroom two** is a generous sized double bedroom benefitting from fitted wardrobes
- **Walk-in wardrobe** with a hanging rail and shelving
- **Bedroom three** is also a double bedroom
- **Family bathroom** finished in a stylish white suite incorporating a panelled bath with shower over and glass shower screen, WC with concealed cistern, wash hand basin with vanity storage beneath, tiled floor and partly tiled walls

COUNCIL TAX BAND: F

EPC RATING: C



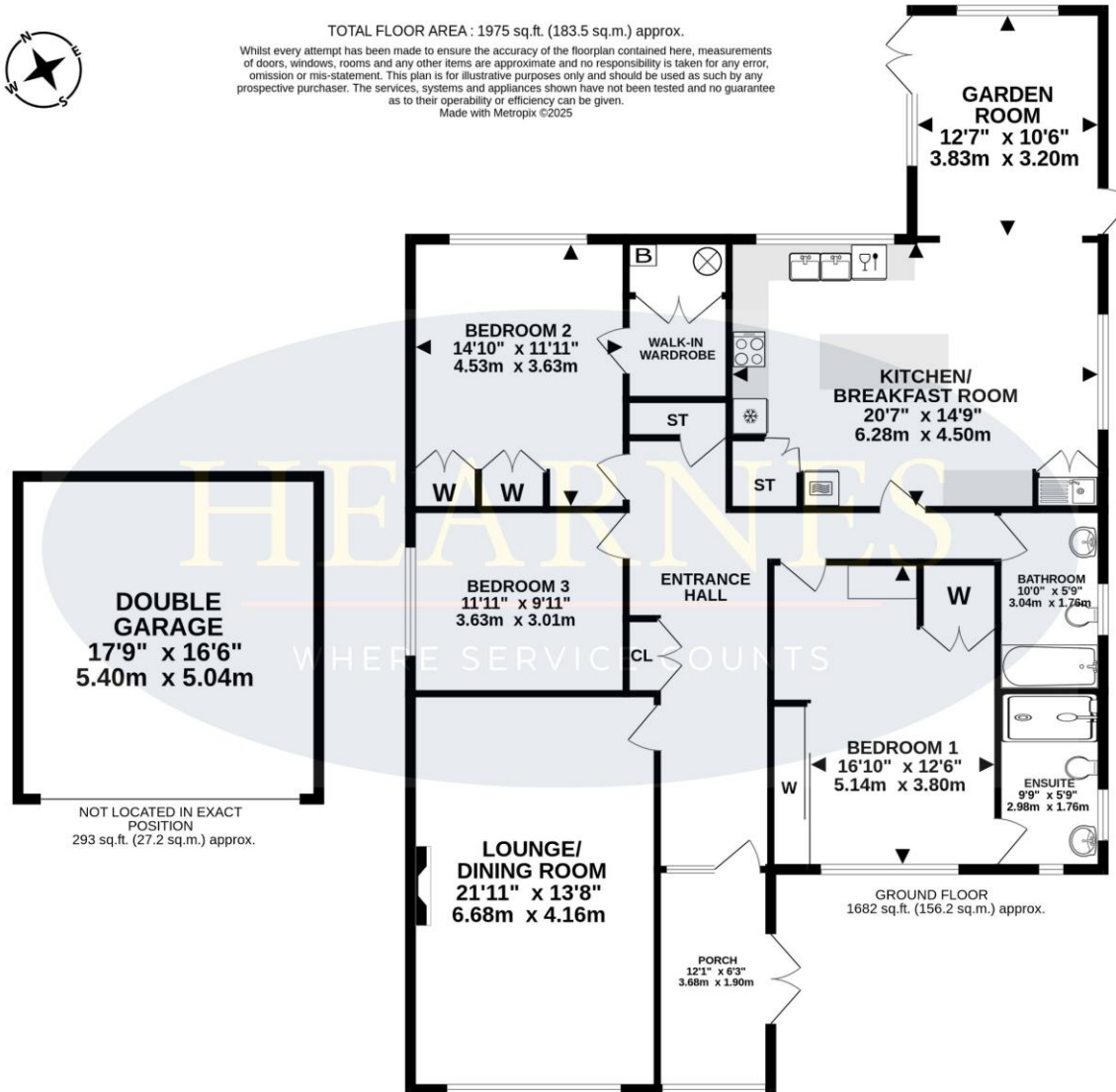




TOTAL FLOOR AREA : 1975 sq.ft. (183.5 sq.m.) approx.

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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Outside

- The **rear garden** is a superb feature of the property as it offers an excellent degree of seclusion, is immaculately kept and measures approximately 40' x 40'. Adjoining the rear of the property there is a porcelain paved patio with a block paved path which leads round to a side storage area with side gate and also onto a side driveway. The remainder of the garden is predominantly laid to lawn bordered by well stocked flower beds. There is a circular block paved patio, corner patio and a path which leads to a useful storage timber storage shed located behind the detached double garage
- Wooden five bar gates open onto a front block paved **driveway** providing generous off road parking, there is a good sized area of immaculately kept front lawn bordered by flower beds
- The **side driveway** continues up to electrically operated double wrought iron gates which gives vehicle access onto a side driveway and in turn leads up to a detached double garage
- Detached **double garage** has a remote control up and over door, light and power
- **Further benefits** include double glazing, a gas fired heating system with replacement boiler and a water softener

There is a good selection of amenities in West Parley half a mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 1.5 miles away. Ferndown also has a championship golf course on Golf Links Road.



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



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