

# Elm Tree Walk

West Parley, Dorset BH22 8TX



**HEARNES**

WHERE SERVICE COUNTS



# ***“An extended bungalow with a 75’ secluded south facing garden and planning permission granted”***

**FREEHOLD GUIDE PRICE £500,000**

This superbly positioned, deceptively spacious and extended four bedroom, one shower room, two reception room detached bungalow has a 75’ secluded south facing garden, single garage/utility room and driveway providing generous off road parking, whilst situated in a sought after and convenient location within the heart of West Parley.

This light and deceptively spacious bungalow occupies a good sized secluded and southerly facing plot. The property also has planning permission granted for two bedrooms and a bathroom to be created within the loft space, part of this work has already been carried out. The property is conveniently located approximately 150 metres from the amenities within West Parley.

- **An extended four bedroom detached bungalow with a 75’ south facing garden and planning permission granted**
- 20’ Spacious **entrance hall**
- **Cloakroom** finished in a modern white suite, tiled flooring with underfloor heating
- **Shower room** finished in a modern white suite incorporating a separate shower cubicle, WC, wash hand basin with vanity storage beneath, fully tiled walls and tiled flooring with underfloor heating
- **Bedroom one** is a generous sized double bedroom benefitting from fitted wardrobes
- **Bedroom two** is also a double bedroom
- **Bedroom three** is a good sized single bedroom
- Good sized separate **dining room** with double doors leading through into the lounge
- Modern **kitchen** incorporating ample worktop space, attractive tiled splashbacks, good range of base and wall units, integrated 5 ring gas hob, double oven, dishwasher, fridge and freezer, tiled flooring with underfloor heating and a double glazed stable door leading out onto the side driveway
- 23’ impressive **lounge/dining room** with ample space for dining table and chairs and an internal door leading through into the garage/utility room. The lounge area has double glazed French doors leading out into the rear garden and decked seating area
- Single **garage/utility room** with recess and plumbing for washing machine, worktops, sink unit, light and power, internal door leading through into the lounge/dining room and a further door leading through into a bedroom four/reception room
- **Bedroom four/reception room** which enjoys a dual aspect and will either make a great family room or double bedroom and has direct access out into the rear garden

**COUNCIL TAX BAND: D**

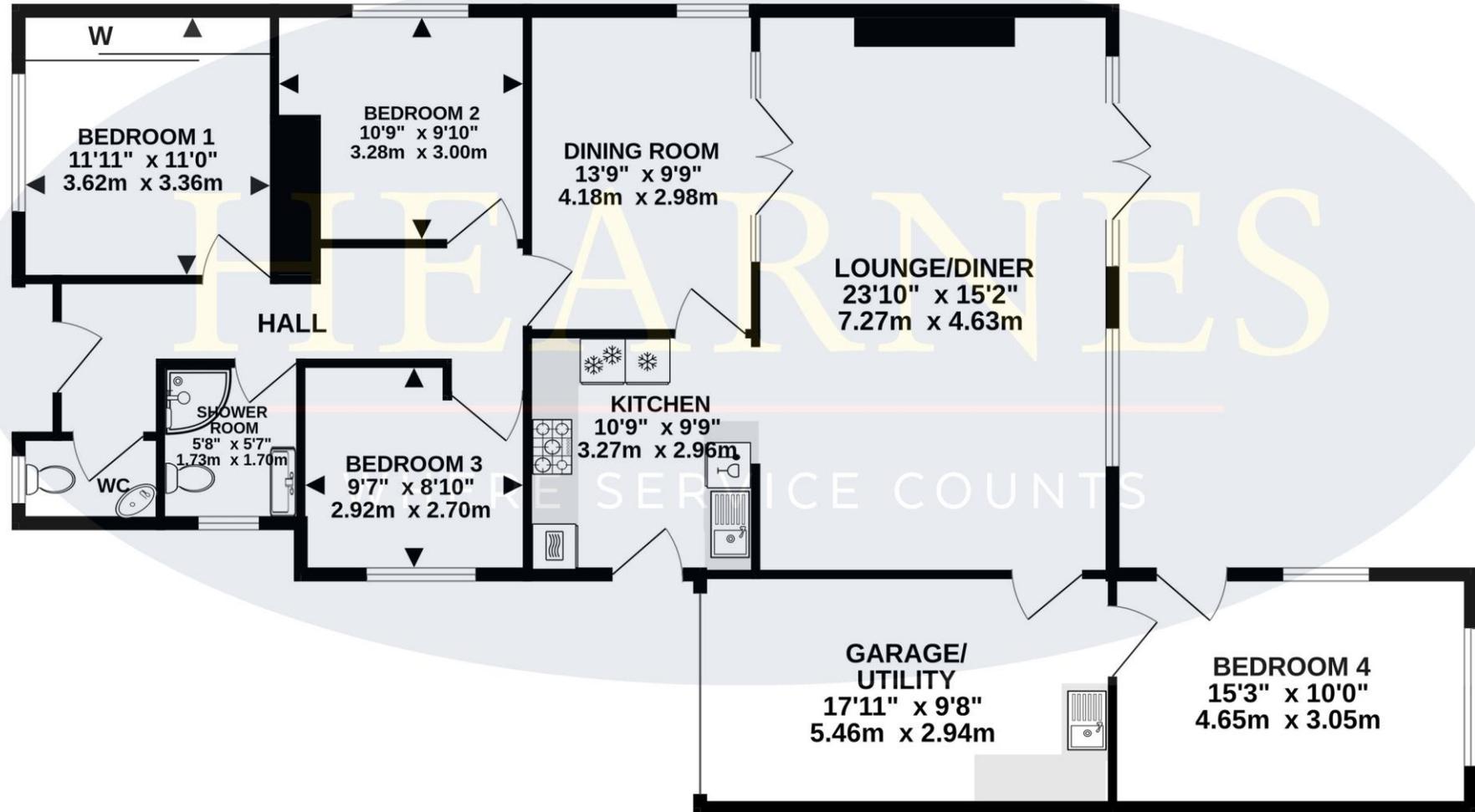
**EPC RATING: C**





TOTAL FLOOR AREA : 1388 sq.ft. (129.0 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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## Outside

- The **rear garden** is a superb feature of the property as it faces a southerly aspect, offers an excellent degree of seclusion and measures approximately 75' x 45'. Adjoining the rear of the property there is a large decked seating area. The remainder of the garden is predominantly laid to lawn. Within the garden there is also a further decked seating area and a useful timber storage shed with a side path leading down to a side access
- A front and side **driveway** provides generous off road parking. The side driveway in turn leads up to a single garage
- **Further benefits** include double glazing, UPVC fascias and soffits and a gas fired heating system

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 2 miles away.



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