

Linden Close

West Parley, Dorset BH22 8RS



HEARNES

WHERE SERVICE COUNTS



“A beautifully finished and extended bungalow with a west facing secluded 70ft garden”

FREEHOLD PRICE £650,000

This modernised and substantially enlarged two double bedroom, one bathroom, one shower room detached bungalow has a 70' private west facing garden backing onto an area of protected woodland, detached single garage and driveway providing generous off road parking.

The current owners have managed to create a stunning and deceptively spacious bungalow which occupies a good sized secluded plot whilst tucked away in an extremely sought after cul-de-sac location within West Parley.

- **An extended two double bedroom detached bungalow with a secluded 70' west facing rear garden**
- 23' Spacious **entrance hall** with linen cupboard
- 21' Impressive **lounge/dining room** with a double glazed window overlooking the front garden. An attractive focal point of the lounge area is a living flame coal effect gas fire with hearth and wooden surround
- Stunning 19' **kitchen/breakfast/family room**
- The **kitchen area** incorporates ample rolltop work surfaces with a good range of base and wall units with a central island unit forming a 6 seater breakfast bar. There is an excellent range of integrated appliances to include double oven, hob and extractor above, fridge freezer and dishwasher. There is ample space for two small sofas, a 9' atrium style ceiling skylight which floods this fantastic space with lots of natural light, double glazed window overlooking the rear garden and double glazed French doors leading out onto the patio area
- Generous sized **utility room** incorporating rolltop work surfaces, base and wall units, sink unit, recess and plumbing for washing machine and double storage cupboard
- **Bedroom one** is a generous sized double bedroom enjoying a dual aspect
- Spacious **en-suite shower room** incorporating a large walk-in shower cubicle, WC, his and hers wash hand basins with vanity storage beneath, tiled floor, partly tiled walls
- **Bedroom two** is a generous sized double bedroom with fitted wardrobe enjoying a view over the rear garden
- **Family bathroom** re-fitted in a stylish white suite incorporating an oversized shower bath with chrome raindrop shower head and separate shower attachment, pedestal wash hand basin, WC, tiled floor and partly tiled walls

COUNCIL TAX BAND: E

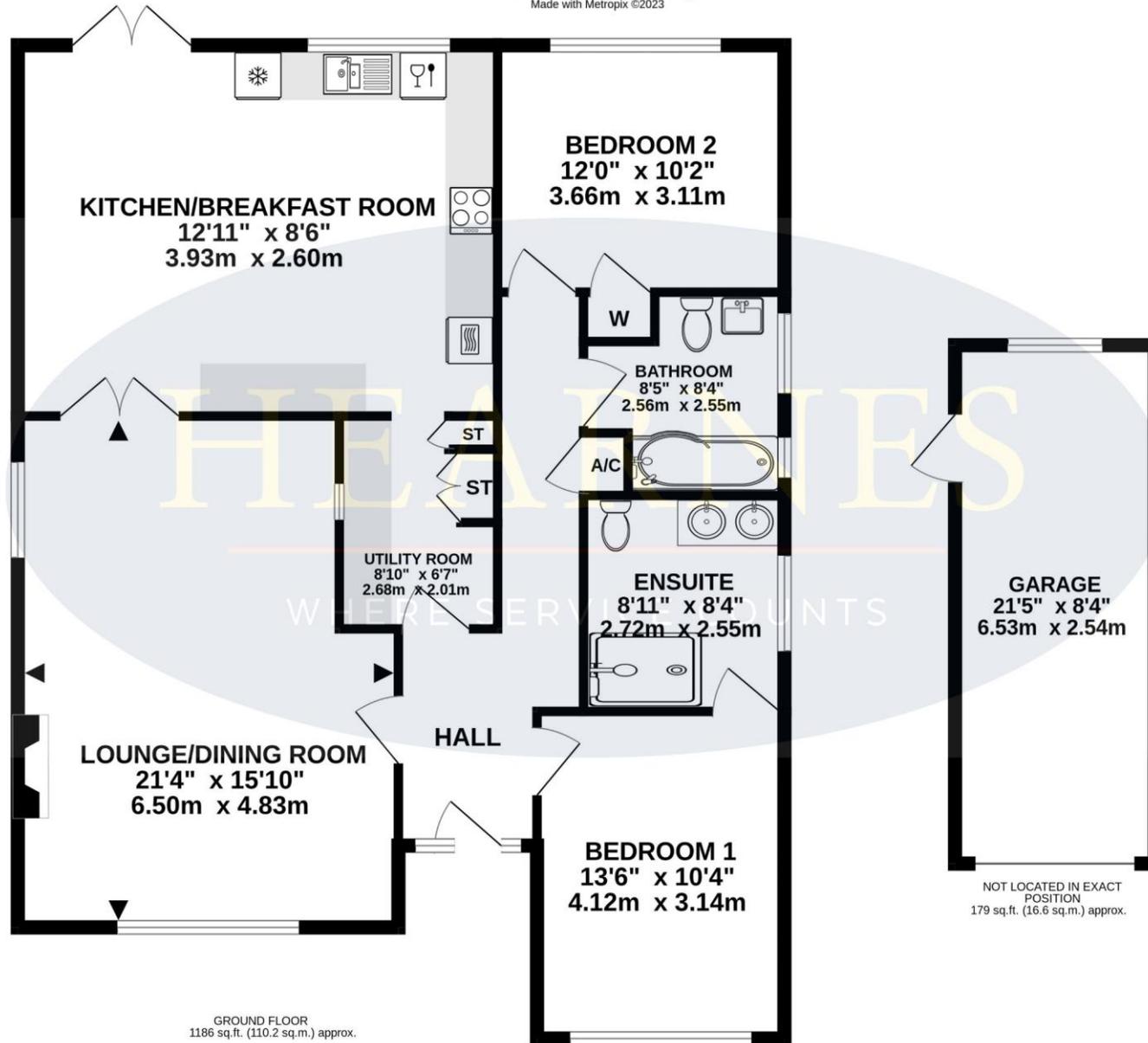
EPC RATING: D





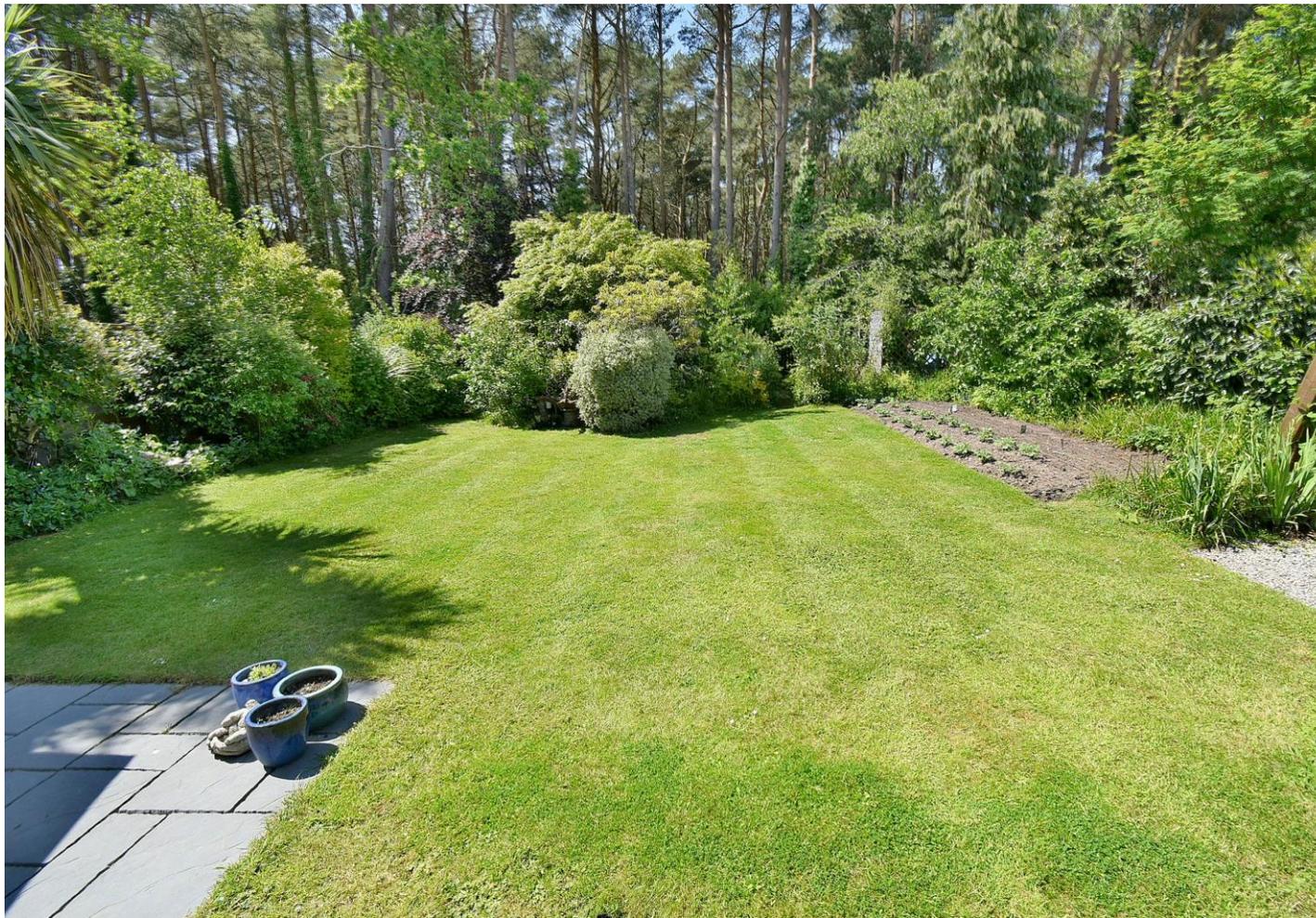
TOTAL FLOOR AREA : 1364 sq.ft. (126.8 sq.m.) approx.

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





Outside

- The **rear garden** is without a doubt a superb feature of the property as it measures approximately 70' x 50', faces a westerly aspect and offers an excellent degree of seclusion as it backs onto an area of protected woodland and has direct access
- Adjoining the rear of the property there is a paved patio area with the remainder of the garden predominantly laid to lawn. The garden is stocked with many attractive mature plants and shrubs. There is a vegetable plot. At the far end of the garden there is a useful timber storage shed
- A **front and side driveway** provides generous off road parking
- There is a good sized area of **front lawn** bordered by well stocked flower beds
- Detached single **garage** has a metal up and over door, window, side personal door, light and power
- **Further benefits** include double glazing, UPVC fascias and soffits and a gas fired heating system with a boiler located in the loft space

There is a small selection of amenities at West Parley located less than 1 mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located less than 2 miles away.



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