



**Gallows Drive,
West Parley, Dorset, BH22 8RJ**

“A beautifully finished and superbly positioned brand new bungalow with a secluded south facing garden”

FREEHOLD GUIDE PRICE

£775,000

This brand new three double bedroom, one bathroom, two en-suite detached bungalow has a secluded south facing rear garden, single garage and driveway.

This superbly positioned brand new bungalow is in the process of being constructed to a high specification by a well known local building company with some lovely finishing touches to include air source under floor heating throughout and the remainder of a 10 year builders warranty. The gardens will also be landscaped and completion is due Spring 2023.

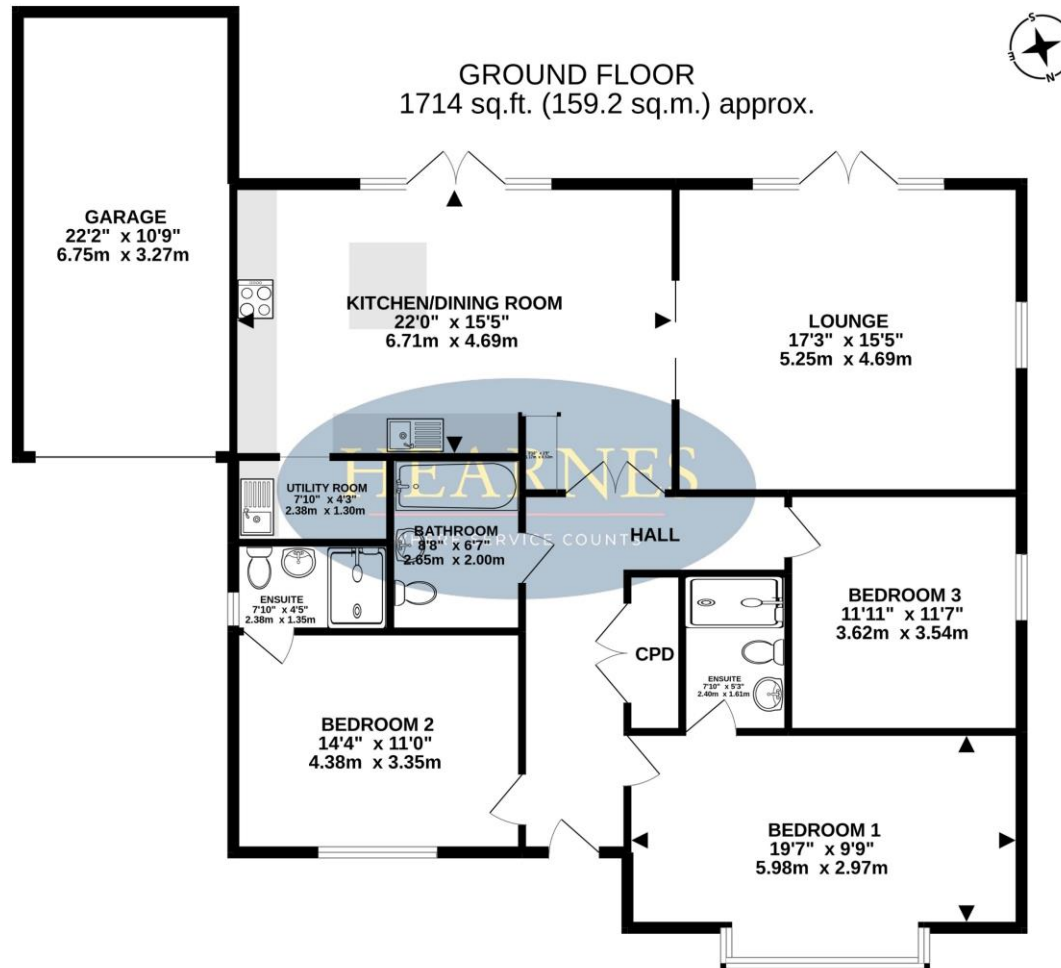
- **Three double bedroom brand new detached bungalow with a private south facing garden**
- Good sized **entrance hall**
- Light and spacious **lounge** leading out onto the south facing rear garden
- Stunning 22' **kitchen/dining room** with direct access out onto the south facing garden, Siemens appliances, dual colour kitchen units by Liecht of Germany, quartz worktops, tiled flooring
- **Utility room**
- 19' **Master bedroom**
- **En-suite shower room** with shower cubicle, wash hand basin with unit under, WC, mirror feature with LED lighting over, partly tiled with Porcelanosa tiles, tiled flooring
- **Guest double bedroom**
- **En-suite shower room** with shower cubicle, wash hand basin with unit under, WC, mirror feature with LED lighting over, partly tiled with Porcelanosa tiles, tiled flooring
- **Third double bedroom**
- **Family bathroom** with bath, wash hand basin with unit under, WC, mirror feature with LED lighting over, partly tiled Porcelanosa tiles
- Single **garage**
- **Driveway** providing generous off road parking
- Private, landscaped and secluded south facing **rear garden**
- **Further benefits** include Upvc windows, air source heat pump and pressurised hot water cylinder, underfloor heating with thermostatic control in each room, LED lighting throughout with pendants in bedrooms, skimming stone colour to walls and white ceilings, ample sockets with BT point, carpeted throughout, NHBC builders warranty, burglar alarm, LED lighting outside and hedge planting



Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 1.5 miles away. There is also a small selection of amenities on Glenmoor Road approximately 1 mile away, with a further selection of amenities approximately ½ a mile away within West Parley. Ferndown also has a championship golf course on Golf Links Road. The clubhouse to the golf course is approximately 1 mile away.

COUNCIL TAX BAND: TBC EPC RATING: TBC

AGENTS NOTE: 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. All photos are CGI's



TOTAL FLOOR AREA : 1714 sq.ft. (159.2 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

