

Crescent Walk,

West Parley, Ferndown, BH22 8PZ





“A superbly positioned family home with a one bedroom self contained annexe occupying a secluded plot measuring 0.39 of an acre”

FREEHOLD PRICE £995,000

This immaculately presented and generous sized three double bedroom, one bathroom, two shower room detached family home has a one bedroom self contained annexe, with a 110' secluded garden, large garage and driveway providing generous off road parking for several vehicles whilst situated on a plot measuring 0.39 of an acre.

The secluded plot and sought after location are two particular features. The one bedroom self contained annexe is also a superb feature as it has a multitude of uses as it could provide an income, could accommodate an elderly relative or could also be re-incorporated within the main property.

- **A three double bedroom detached chalet bungalow with a one bedroom self contained annexe on a plot measuring 0.39 of an acre**
- Spacious **reception hall** with Kardean flooring, walk-in understairs cupboard, coat cupboard and stairs rising to the first floor
- **Dining room** with double doors leading through into the lounge, Kardean flooring and an opening through into the kitchen/breakfast room
- The **kitchen/breakfast room** enjoys a dual aspect and has been re-fitted incorporating ample rolltop worksurfaces with a central island unit also forming a breakfast bar, a good range of base and wall units, there is an excellent range of integrated appliances to include Bosch double oven, Bosch hob and extractor canopy above, Bosch dishwasher, integrated fridge, attractive tiled splashbacks, fitted matching dresser unit, tiled floor, double glazed overlooking the rear garden and double glazed French doors leading out to the patio area
- Spacious **utility room** with a good range of base and wall units, rolltop work surfaces, recess and plumbing for washing machine, recess for tumble drier with outlet, space for full fridge and freezer, double glazed door leading out into an enclosed courtyard storing refuse bins with a wrought iron gate through to the front garden
- 20' Light and spacious **lounge** with two double glazed windows offering a pleasant outlook over the rear garden, purpose built chimney breast with TV recess and contemporary remote control electric fire below, flat marble hearth and flat marble shelving to both recesses either side
- **Bedroom three** is a good size double bedroom benefitting from a fitted cupboard with cupboard above and double glazed window to the front aspect
- **Family bathroom** has been re-fitted in a stylish white suite incorporating a panelled bath, pedestal wash hand basin with vanity storage beneath, WC, cupboard housing a wall mounted gas fired Worcester boiler and double airing cupboard, fully tiled walls and flooring

First Floor

- **Landing** with store cupboard
- **Bedroom one** is a generous sized double bedroom with a double glazed window overlooking the front garden, excellent range of fitted wardrobes and bedside cabinets
- **En-suite shower room** finished in a modern white suite incorporating a corner shower cubicle, pedestal wash hand basin, WC, fully tiled walls and flooring
- **Bedroom two** is also a generous sized double bedroom benefitting from two fitted double and a single wardrobe, bedside cabinets and dressing table, double glazed window overlooking the rear garden
- **En-suite shower room** finished in a modern white suite incorporating a corner shower cubicle, pedestal wash hand basin, WC, fully tiled walls and flooring

Self contained annexe

- **Entrance hall** with a double cupboard with boiler and a double storage cupboard
- 18' Dual aspect **lounge/dining room** with double glazed patio doors leading out into the rear garden, double glazed window to the front aspect
- **Kitchen** incorporating rolltop work surfaces with a good range of base and wall units, recess and plumbing for washing machine, recess for fridge freezer, stainless sink unit, double glazed window to the front aspect
- **Bathroom** incorporating a panelled bath with shower over, pedestal wash hand basin with WC
- **Double bedroom** with a double glazed window to the rear aspect

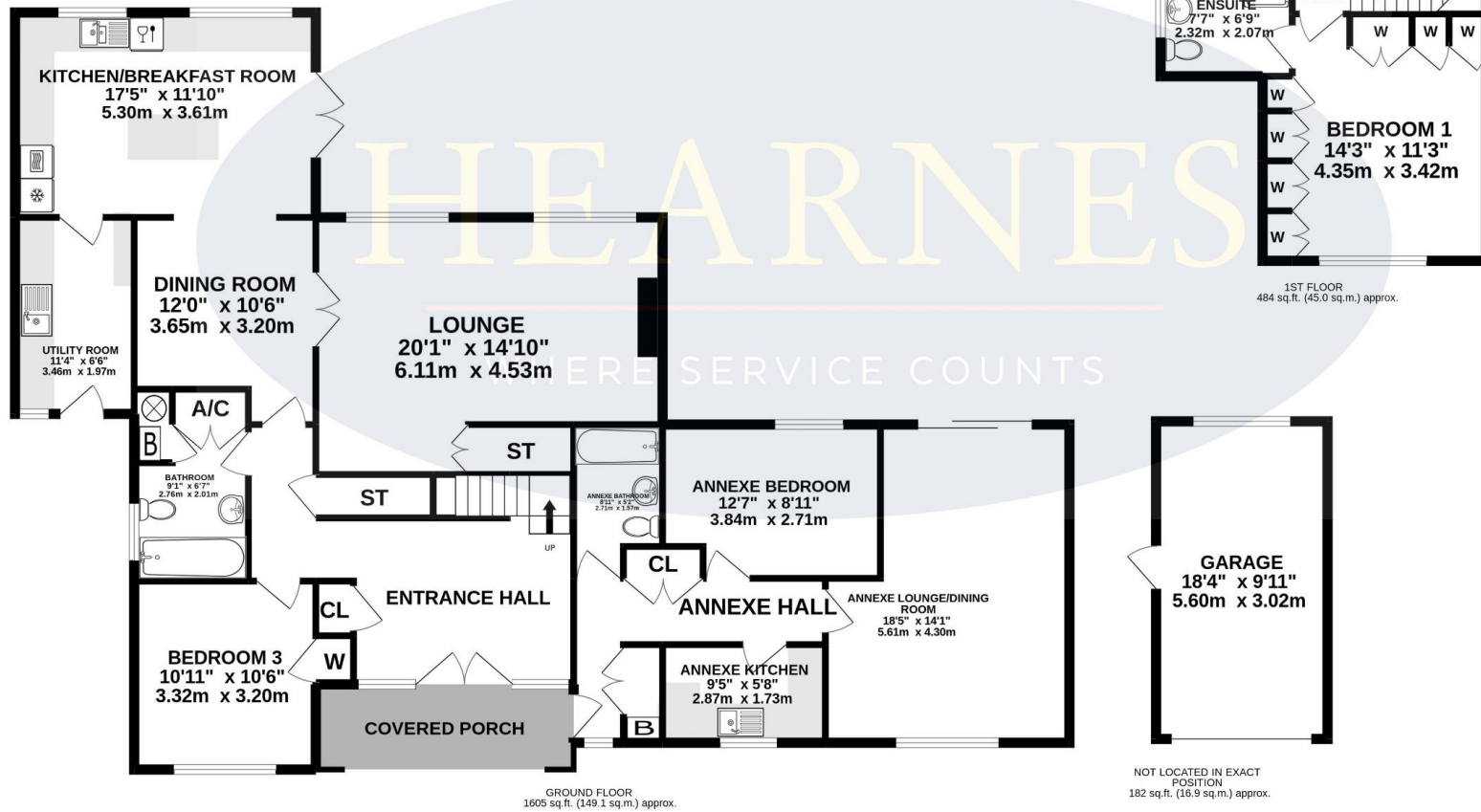
COUNCIL TAX BAND: F ANNEXE A EPC RATING: E ANNEXE C





TOTAL FLOOR AREA : 2271 sq.ft. (211.0 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.
Made with Metropix ©2022



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



Annexe lounge/dining room



Annexe entrance



Annexe entrance hall



Annexe kitchen



Annexe bedroom



Annexe bathroom



Outside

- The **rear garden** is without a doubt a superb feature of the property as it offers an excellent degree of seclusion, is fully enclosed and measures approximately 110' x 105'
- Adjoining the rear of the property there is a large paved patio area which is enclosed by a low level wall with inset flower bed. The remainder of the garden is predominantly laid to lawn, the garden itself is stocked with many attractive mature plants and shrubs. Within the garden there is a summerhouse, a greenhouse and a timber storage shed. The garden must be seen to be fully appreciated
- A front tarmac **driveway** provides generous off road parking for several vehicles and in turn leads round to a large garage
- Large **garage** has a metal up and over door, light and power and a rear personal door
- **Further benefits** include double glazing, replacement UPVC fascias and soffits and two separate gas fired heating systems heating the house and the annexe separately

There is a small selection of amenities at West Parley approximately half a mile away as well as a small amenities on Glenmoor Road approximately one away. Ferndown town centre is located approximately 1.5 miles away. Ferndown also has a championship golf course on Golf Links Road. The clubhouse to the golf course is located approximately 1 mile away.



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



www.hearnes.com Offices also at:
Bournemouth, Poole, Ringwood & Wimborne