



HEARNES

WHERE SERVICE COUNTS

**Glenmoor Road, West Parley
Dorset BH22 8QD**

FREEHOLD

GUIDE PRICE £450,000

“A conveniently located bungalow with a 60ft secluded south facing rear garden”

This generous sized and conveniently located three bedroom, two shower room, two reception room detached bungalow has a 60ft secluded south facing rear garden, single garage and driveway. This light and spacious bungalow occupies a good sized secluded plot with the principle rooms overlooking a secluded rear garden.

The property enjoys a sought after location within West Parley and is convenient located approximately 350 metres away from a small selection of amenities on Glenmoor Road.

- **Three bedroom detached bungalow with a secluded south facing rear garden**
- **Entrance hall**
- **Shower room** incorporating a corner shower cubicle, wc and wash hand basin
- Generous sized **lounge** with sliding patio doors leading out to the private south facing rear garden and double doors through to the dining room
- Generous sized **separate dining room**, also with sliding patio doors out to the rear garden
- **Kitchen** incorporating roll top work surfaces, a good range of base and wall units, recess for a cooker with extractor canopy above, tiled splashbacks, window overlooking the front garden and a door leading out to the conservatory/utility room
- **Conservatory/utility room** with space and plumbing for a washing machine and dishwasher, tiled floor, internal door leading through to the garage and a door leading out to the rear garden and patio
- **Inner hallway** with airing cupboard and a large walk-in storage cupboard, with the potential to be converted into an en-suite
- **Bedroom one** is a generous sized double bedroom benefitting from fitted wardrobes
- **Bedroom two** is also a double bedroom benefitting from fitted wardrobes
- **Bedroom three** is a good sized single bedroom
- **Wet room** incorporating a walk-in shower area, pedestal wash hand basin, wc and fully tiled walls
- **Rear garden** which is a superb feature of the property as it measures approximately 60ft in width x 40ft in depth, faces a **southerly aspect** and offers an excellent degree of seclusion. Adjoining the rear of the property there is a paved patio, whilst the remainder of the garden is predominantly laid to lawn. Also within the garden is a further area of patio and a timber storage shed
- Good sized area of **front garden**
- Front driveway providing generous **off-road parking**, which in turn leads up to a single garage
- **Single garage** with a remote control up and over door, window, light, power and a side personal door
- **Further benefits** include double glazing and a gas-fired heating system

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 1 mile away.

COUNCIL TAX BAND: E

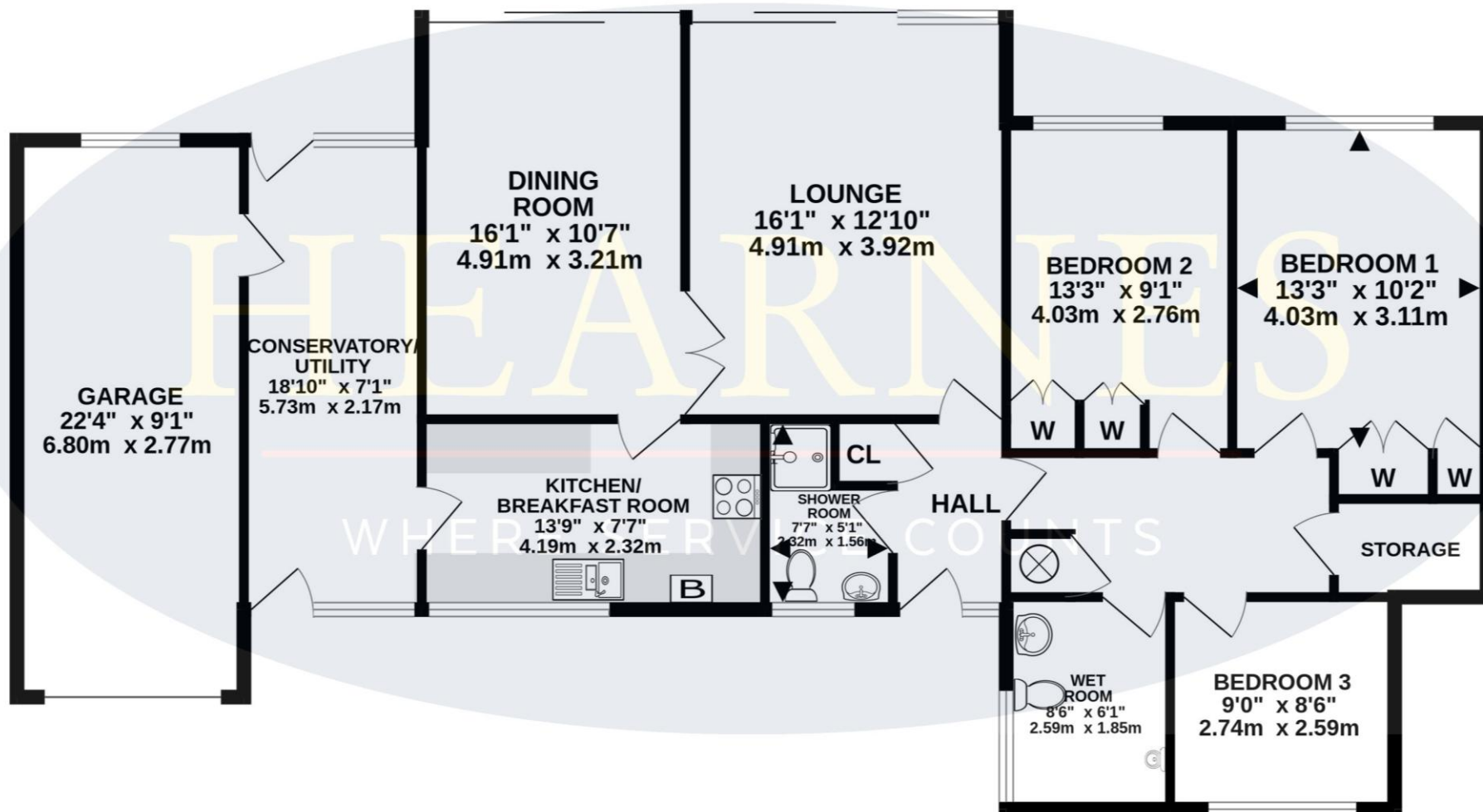
EPC RATING: D



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TOTAL FLOOR AREA : 1389 sq.ft. (129.1 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

