



**New Road**  
**West Parley, Dorset, BH22 8EA**



# FREEHOLD PRICE

## £475,000

***“A generous sized bungalow with a 85ft private, west facing garden”***

This conveniently located and well proportioned two double bedroom detached bungalow has a 18ft conservatory overlooking a 85ft private, west facing rear garden with a 22ft detached garage/workshop, car port and driveway providing generous off road parking.

This light and spacious bungalow occupies a good size secluded plot whilst situated in a popular and convenient location in the heart of West Parley approximately 400 metres from local amenities.

- **A two double bedroom detached bungalow with a 85ft private, west facing rear garden**
- **Entrance porch**
- **Spacious entrance hall**
- Approximately 18ft x 14ft **Lounge** with living flame coal effect gas fire with attractive surround, sliding patio doors leading out into the conservatory
- 18ft double glazed **conservatory** with radiator allowing for this room to be used all year round. Double glazed windows overlooking the rear garden and double glazed French doors leading out onto the patio area
- **Kitchen/breakfast room** incorporating ample roll top worksurfaces with a good range of base and wall units with underlighting, integrated five ring gas hob with extractor canopy above, oven, grill, recess and plumbing for washing machine, space for American style fridge/freezer, space for breakfast table and chairs, tiled floor, double glazed window overlooking the rear garden and a double glazed door leading out onto the side driveway and car port
- **Bedroom one** is a generous size double bedroom benefitting from a good range fitted wardrobes
- **Bedroom two** is also a good size double bedroom benefitting from an excellent range of fitted bedroom furniture to include wardrobes, dressing table, drawer storage and bedside cabinets
- **Bathroom** finished in a stylish white suite to incorporate a large walk in shower cubicle, wall mounted wash hand basin & WC, fully tiled walls and flooring
- The **rear garden** is a superb feature of the property as it offers an excellent degree of seclusion, faces a westerly aspect and measures approximately 85 ft in length x 45 ft in width. Adjoining the rear of the property there is a good size paved patio. A path continues from the patio to the garden and up to a large timber storage shed. There is a good sized area of lawn bordered by well stocked flower beds. at the far end of the garden there is a further area of lawned garden and patio. The garden must be seen to be fully appreciated
- A **front driveway** provides generous off road parking. The front driveway has recently been resurfaced. Double wooden side gate opens onto the side car port and driveway which continues up to a detached garage/workshop
- 22ft **Detached garage/workshop** has a metal up and over door 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 2 miles away.

**COUNCIL TAX BAND: E**

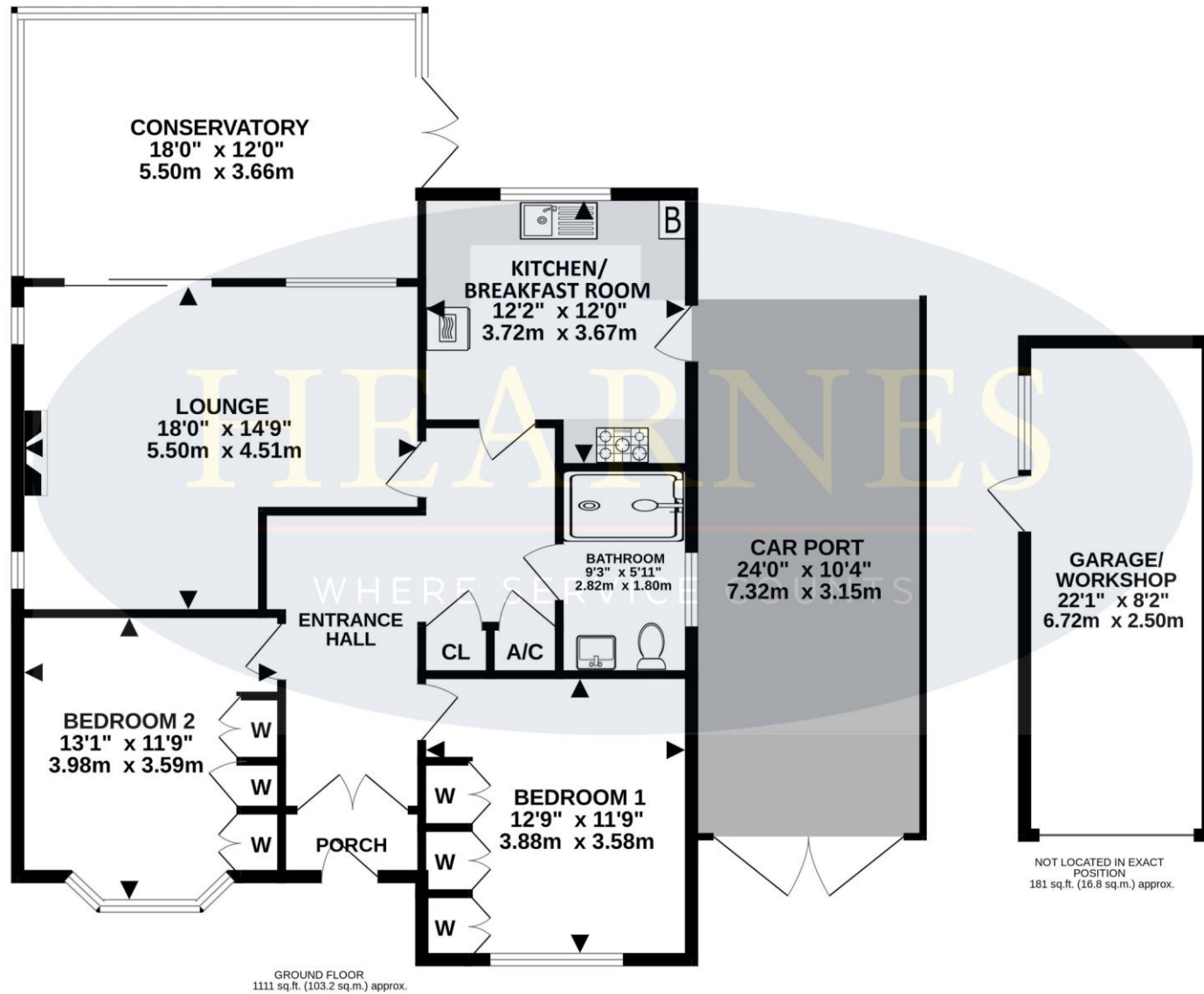
**EPC RATING: E**

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



TOTAL FLOOR AREA : 1292 sq.ft. (120.0 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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