

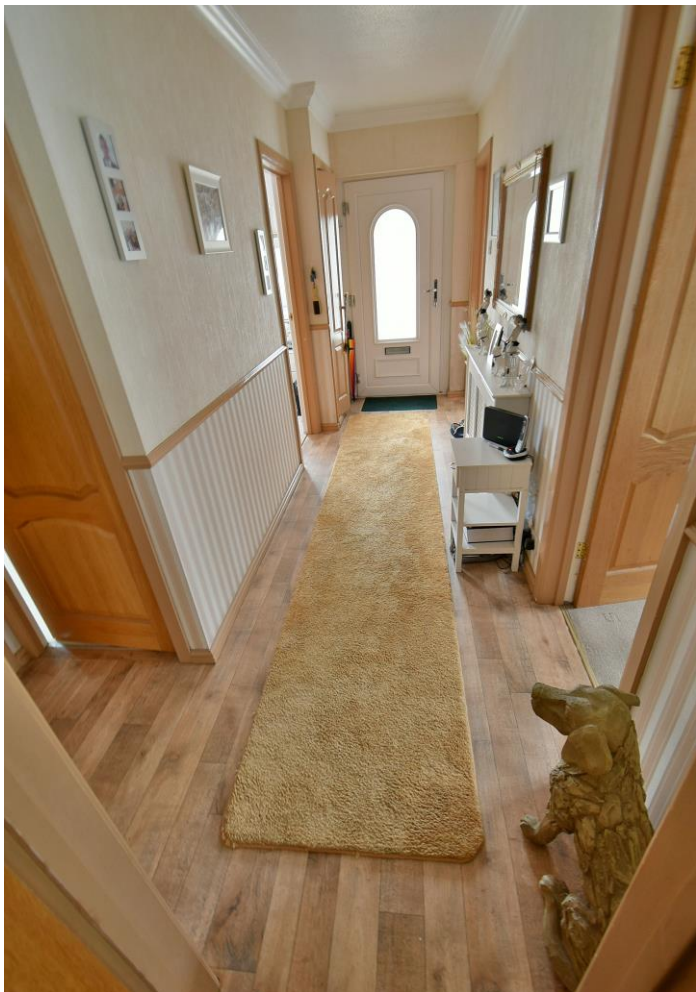
# Winnards Close

West Parley, Dorset BH22 8PA



**HEARNES**

WHERE SERVICE COUNTS



***“An immaculately presented bungalow with a 75ft secluded west facing rear garden on a plot measuring 0.2 of an acre”***

**FREEHOLD PRICE £575,000**

This well presented and generous sized three bedroom, one bathroom, two reception room detached bungalow has a 75ft secluded west facing rear garden with a converted tandem garage and front driveway providing generous off road parking. The property occupies a plot measuring 0.2 of an acre, whilst situated in a sought after cul-de-sac location within West Parley.

The current owners have been in residence for circa 23 years over which time the property has been well maintained. There is enormous amount of scope and potential for the property to be enlarged and enhanced (subject to the necessary planning consents).

- **Three bedroom detached bungalow occupying a secluded, west facing plot measuring 0.2 of an acre**
- **15ft Entrance hall**
- **17ft Spacious lounge** with double doors leading out into a garden/dining room
- **27ft Conservatory** which enjoys a triple aspect and has double glazed sliding patio doors leading out into a private, west facing rear garden
- **Kitchen/breakfast room** incorporating ample roll top worksurfaces with a good range of base and wall units, range cooker with extractor canopy above, fridge and freezer, washing machine, attractive tiled splashbacks, door leading through into the hallway and further door leading out onto a covered side passageway
- **Bedroom one** is a generous size double bedroom enjoying a dual aspect with fitted wardrobes
- **Bedroom two** is also a generous size double bedroom benefitting from an excellent range of fitted bedroom furniture to include wardrobes, bedside cabinets and cupboards over the bed recess, dressing table and drawer storage
- **Bedroom three** is a generous size single bedroom with a double glazed window to the front aspect
- **Family shower room** finished in a white suite incorporating a corner shower cubicle, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls
- **Cloakroom** finished in a white suite incorporating a WC with concealed cistern, wash hand basin with vanity storage beneath

**COUNCIL TAX BAND: E**

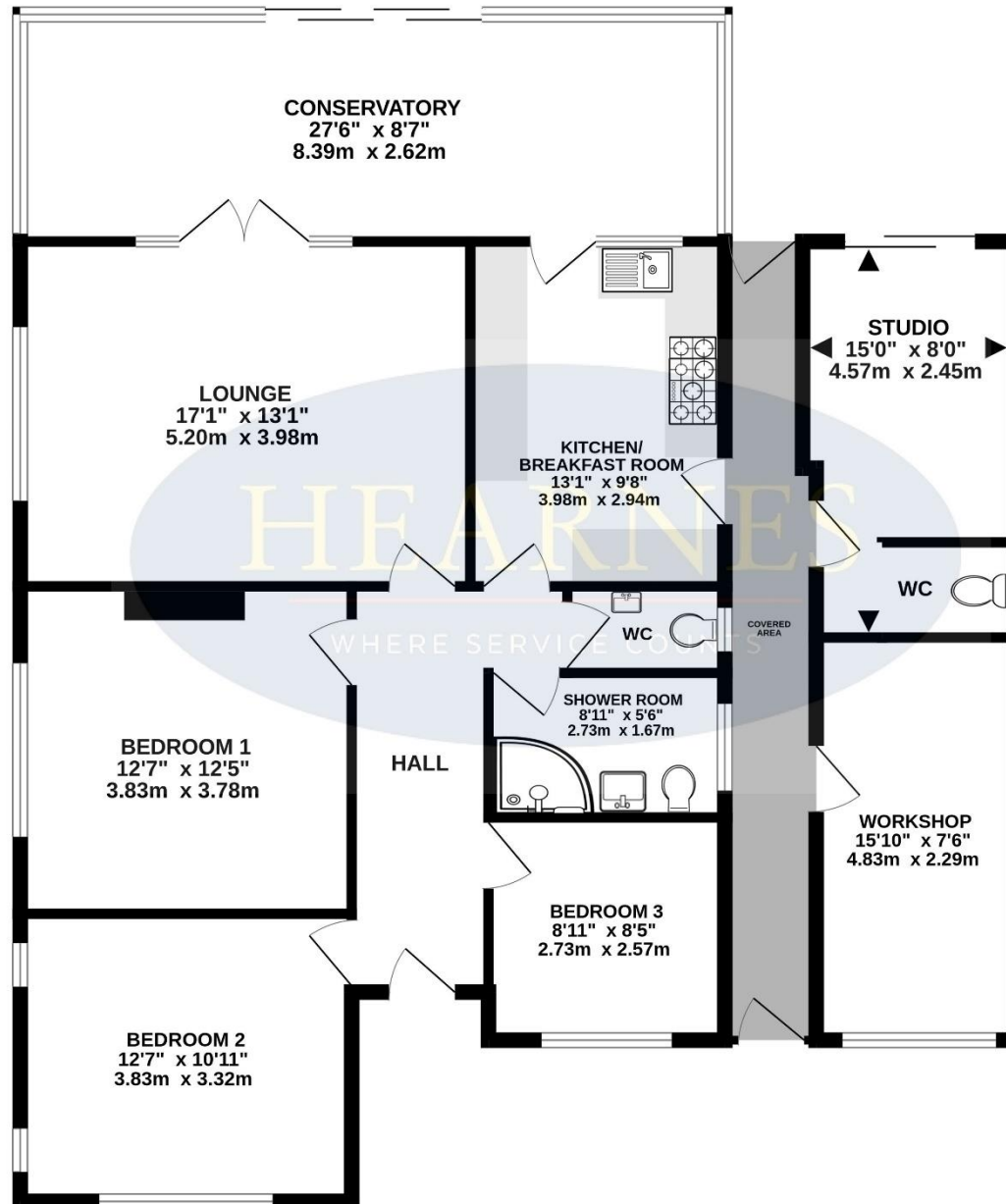
**EPC RATING: D**





TOTAL FLOOR AREA : 1331 sq.ft. (123.7 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 Hearnese 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 tandem garage** being converted. The front portion of the garage is now used as a workshop and has light and power
- The rear portion of the garage has also been converted and is currently used as an occasional bedroom with double glazed sliding patio doors leading out into the rear garden and a cloakroom along with a wash hand basin
- **The rear garden** is without doubt a superb feature of the property as it measures approximately 75ft x 60ft, faces a westerly aspect and offers an excellent degree of seclusion
- Adjoining the rear of the property there is a **paved patio area** and a path which continues round an ornately shaped and well kept lawn. Continuing down one side of the garden there is a raised, decked seating area with trellis over. The garden itself is stocked with many ornamental plants and shrubs. At the far end of the garden there is a useful **timber storage shed and a vegetable plot**. Located down one side of the property there is a further area of private garden with a potting shed, timber storage shed and greenhouse
- **A front block paved driveway** provides off road parking. The front garden has been landscaped for ease of maintenance
- **Further benefits include;** double glazing and gas fired heating system

There is a small selection of amenities at West Parley approximately 750 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located less than 1.5 miles away.



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