



3 Lone Pine Way, West Parley, Ferndown, Dorset. BH22 8LU

- Detached Family Home on Large Corner Plot
- Three Bedrooms
- Two En-Suites and Family Bathroom
- Spacious Living Room
- Separate Dining Room
- Conservatory
- Extensive Gardens
- Garage and Carport



PROPERTY DESCRIPTION

Mursells Estate Agents are pleased to offer for sale this spacious three bedroom detached family home situated at the head of a cul de sac with very large garden that backs onto Heathland. Lone Pine Way is situated close to a Championship Golf Course with Ferndown centre a short distance away with its variety of independent shops, supermarkets, cafes and bars. Also close by are the larger towns of Bournemouth and Poole with their award winning sandy beaches. The A31 provides swift access onto the M27 and the motorway network.

To the front of the property there is an attractive semi-circular driveway providing ample off road parking leading to the integral garage with adjoining carport, ideal for boat/motorhome/caravan parking.

The downstairs accommodation comprises spacious entrance hall, large living room, separate dining room, fitted kitchen and conservatory.

Stairs from the dining room lead to the first floor where there are three bedrooms, one with en-suite bathroom and one with en-suite shower room. All bedrooms have adjacent dressing rooms, which could also serve as office/playroom/nursery. There is a large family bathroom with suite comprising bath, separate shower cubicle, w.c. and twin wash hand basins.

Outside the rear garden, which covers approximately one acre, has a lovely lawned area with patio area to the immediate rear of the house, perfect for outdoor dining/barbecues. The garden extends to the rear with a further grassy area, which backs onto open heathland.

This substantial property provides the potential to modernise and extend (subject to necessary planning permission) and would make a wonderful family home in a quiet but convenient location. To fully appreciate the size and position viewing is highly advised. Book your appointment today by contacting Mursells Estate Agents.



ROOM DESCRIPTIONS



FLOORPLAN & EPC



Total Area: 187.8 m² ... 2021 ft² (excluding garage, carport)
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Mursells Estate Agents
 8a, High Street, Lychett Matravers, BH16 6BQ
 01202 018811
 info@mursells.co.uk