

Meadow Close

West Parley, Dorset, BH22 8RN



HEARNES

WHERE SERVICE COUNTS



“Exceptional detached 1,500 sq ft bungalow with stunning landscaped garden and converted loft space, offered with no chain”

FREEHOLD PRICE £679,950

This well-proportioned detached bungalow has been modernised to a high standard, both internally and externally, to provide stylish accommodation comprising; two double bedrooms served by a modern fitted bathroom and en-suite shower room, a dual aspect living room, bespoke fitted kitchen with Corian worktops and breakfast bar and French doors from the main bedroom.

Other benefits include gas central heating, double glazing, larger than average main bedroom suite, separate utility room with integral access to a first floor converted loft space ideal for further expansion (STPP), a versatile studio/hobbies room with plumbing and a partially converted garage. There is driveway parking for several vehicles amongst a landscaped front garden, whilst the rear garden is a particular feature thoughtfully landscaped with specimen borders, raised decking and westerly facing patio.

Ground Floor:

- **Entrance hall** - attractive timber effect front door and full length windows to both sides, ceramic tiled flooring and storage cupboards
- **Lounge/dining room** – superbly presented dual aspect room with central recess fireplace and wood burner set on a slate hearth
- **Kitchen/breakfast room** – stylish bespoke kitchen with comprehensive range of base and wall mounted units, quartz worktops and breakfast bar, complimented by ceramic tiled flooring, integrated raised double oven, inset ceramic hob and extractor, inset sink with window above overlooking the rear garden, integrated dishwasher and a double glazed stable door to the garden
- **Bedroom one** – Impressive dual aspect suite with a bay window and French doors to the garden, comprehensive range of fitted wardrobes and furniture
- **En-suite** – walk in shower recess, WC, bidet, vanity unit, wash hand basin, window and heated towel rail, tiled throughout
- **Bedroom two** – well-presented with bay window
- **Bathroom** – stylish modern suite comprising panelled bath, vanity unit with wash hand basin, contrasting tiled walls and flooring and a window
- **Utility room** – External door to a convenient utility with a range of base and wall mounted units, sink unit and open tread staircase to the converted loft space
- **Studio/hobbies room** – provides flexible use with plumbing, butlers sink, power, ladder style radiator and a secure double glazed door

First Floor:

- **Converted loft space** – currently used as an office/study, with huge potential to convert further (STPP) with Velux windows and a door to eaves storage

COUNCIL TAX BAND: D

EPC RATING: D

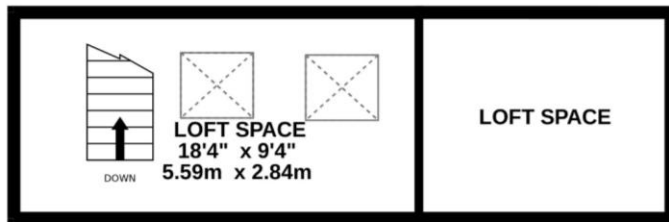




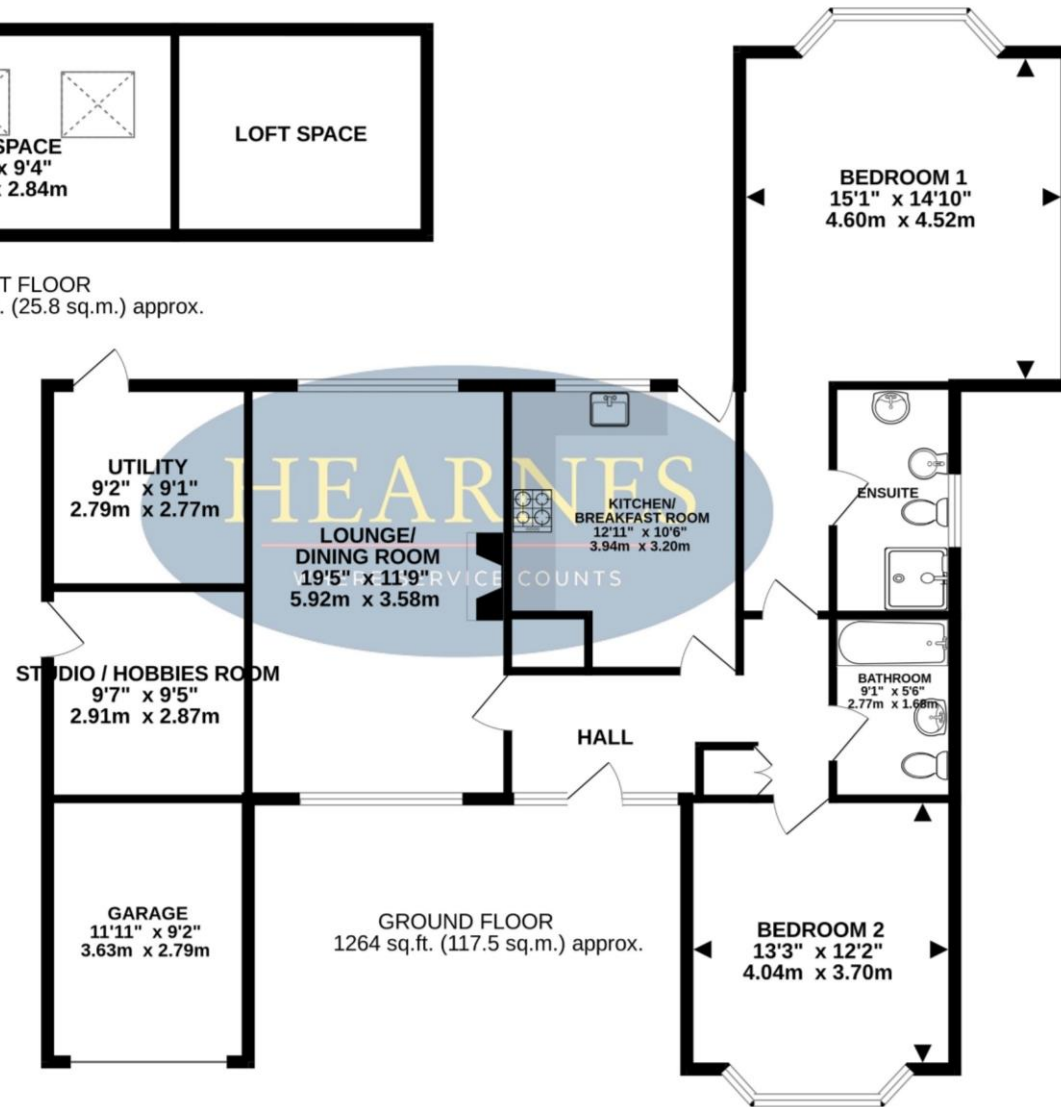
TOTAL FLOOR AREA : 1542 sq.ft. (143.2 sq.m.) approx.

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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1ST FLOOR
277 sq.ft. (25.8 sq.m.) approx.



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Outside

- Beautifully landscaped **rear garden facing a westerly aspect** and measuring approximately 62ft x 50ft, offering an excellent degree of privacy and seclusion, with well-tended specimen borders around a level lawn. A composite decked area leads to a paved patio that continues to a further paved patio with pergola over, all enclosed by timber fencing and mature hedging to the rear boundary
- Driveway providing **off-road parking** and turning space for several vehicles, screened from the road by a mature landscaped garden and mature shrubs, with a side gated access to the rear garden and external water tap
- Partially converted integral garage, with an up and over door, power and light. The area remaining for storage measures approximately 11ft 11in x 9ft 2in

There is a small selection of amenities in West Parley approximately half a mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 1.5 miles away.



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