

# Birch Avenue, West Parley, Dorset, BH22 8PG



**HEARNES**

WHERE SERVICE COUNTS



# *“A modernised family home sitting centrally on a secluded plot measuring 0.23 of an acre”*

**FREEHOLD PRICE £700,000**

An upgraded and improved five double bedroom, two bathroom, one shower room detached family home has a 70ft secluded front garden, 70ft private rear garden, detached garage and driveway providing generous off road parking whilst sitting centrally on a good size plot measuring 0.23 of an acre.

This 1,900 sq ft versatile family home has had a number of recent improvements. The property also now comes to the market offered with no onward chain.

- **A 1,900 sq ft five bedroom family home occupying a secluded plot which is approaching ¼ of an acre.**

## **Ground floor:**

- Large **entrance hall** with polished porcelain tiled floor and a good size storage cupboard
- Stunning open plan 24ft x 19ft **kitchen/dining room** the polished porcelain tiled floor continues throughout this fantastic family entertaining space
- The **kitchen area** has been beautifully finished with extensive wood block worktops with a double inset Belfast sink and a large central island unit also finished with a wood block worksurface which continues round to form a four seater breakfast bar. The kitchen has an excellent range of integrated appliances to include condensing tumble dryer, dishwasher, washing machine, range cooker with extractor canopy above and space for American style fridge/freezer. Double glazed door leading out onto a side path
- The **dining area** has ample space for a large six seater dining table and chairs and double glazed French doors leading out onto the rear garden patio
- **Cloakroom** finished in a stylish white suite incorporating a WC, wash hand basin with vanity storage beneath, polished porcelain tiled floor
- 12ft x 12ft **Sitting room** with a bay window overlooking the front garden
- **Bedroom one** is a generous size double bedroom benefitting from an excellent range of recently fitted bedroom furniture to include wardrobes, drawers, cupboards above and shelving
- **En-suite shower room** finished in a modern white suite incorporating a corner shower cubicle, WC, pedestal wash hand basin
- **Bedroom two** is also a generous size double bedroom
- **Family bathroom** finished in a modern white suite incorporating a panelled bath with mixer taps and shower hose, WC, pedestal wash hand basin, partly tiled walls

## **First floor:**

- Large **first floor landing**
- **Three double bedrooms**
- Spacious **family bathroom** finished in a modern white suite incorporating a panelled bath with mixer taps and shower hose, WC, wash hand basin with vanity storage beneath

**COUNCIL TAX BAND: E**

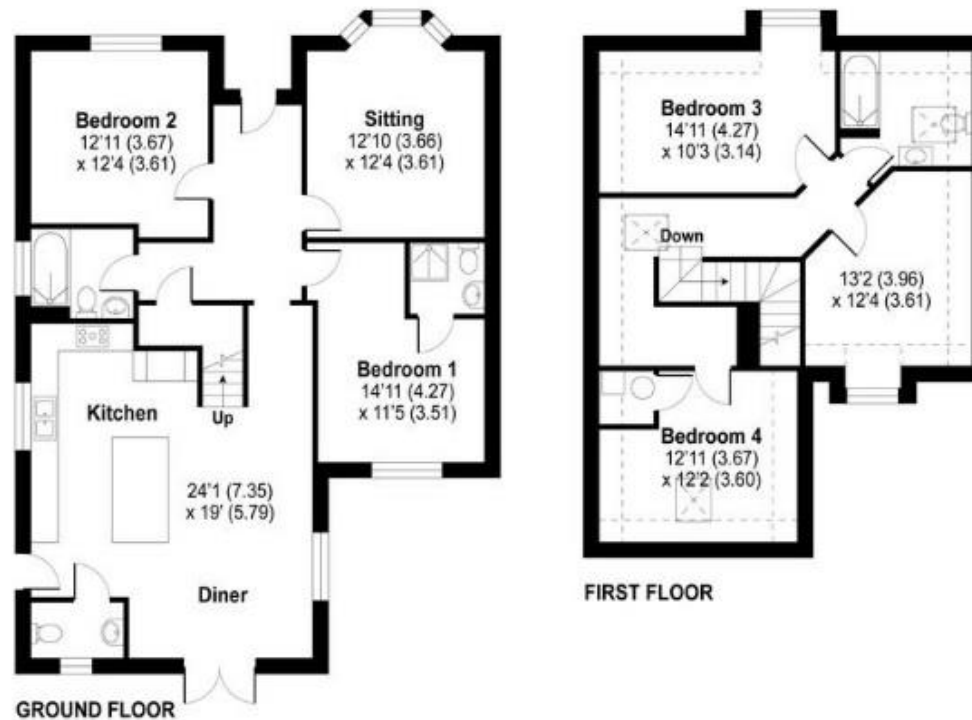
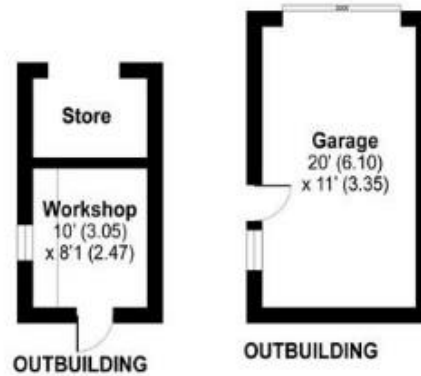
**EPC RATING:**







Approximate Area = 1660 sq ft / 154.2 sq m  
Outbuilding = 322 sq ft / 29.9 sq m  
Total = 1982 sq ft / 184.1 sq m  
For identification only - Not to scale







## Outside

- The **front garden** is a superb feature of the property as it offers an excellent degree of seclusion, is fully enclosed and measures approximately 70ft x 50ft
- Adjoining the front of the property there is a large, block paved patio with a path leading down to a further area of block paved patio. The remainder of the garden is predominantly laid to lawn
- A rear 100ft gravelled **driveway** continues up to a up to a gravelled parking area providing parking for several vehicles
- Adjoining the rear of the property there is a paved patio area enclosed by chrome balustrade
- To the rear of the property there is a **20ft garage** with a metal up and over door and a side personal door as well as a workshop with an adjoining store room
- **Further benefits** include; double glazing, a gas fired heating system and the property is also comes to the market offered with no onward chain

There is a small selection of amenities in West Parley approximately 600 metres 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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