



107



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

FREEHOLD GUIDE PRICE

£475,000

“A charming 1950’s detached bungalow sitting on a corner plot in a convenient location with a 20ft conservatory/sun room”

A charming 1950’s detached bungalow set within a corner plot in an extremely convenient location on regular bus routes only 500 yards from shops, post office & convenience store in West Parley and further access to Ferndown, Wimborne, Bournemouth airport and the A31 commuter routes to Bournemouth and Ringwood.

The accommodation comprises three double bedrooms, separate shower room and external WC, lounge with double glazed bay window, a fitted kitchen/breakfast room with integrated appliances and adjacent 20ft conservatory/sun room.

Other benefits include gas central heating, double glazing, spacious entrance hall and block pavia driveway parking for several vehicles which extends through timber double gates for safe, secure storage of a motorhome etc. the front garden has sections of lawn with mature well tended shrubs enclosed by dwarf brick wall. The property is set back from the main road and enjoys an open, sunny aspect due to its southern aspect.



- **Entrance hall** with exposed wooden architraves and skirting boards & timber doors
- **Living room** with double glazed leaded windows to front aspect, contrasting tones of décor
- **Kitchen** modern fitted kitchen comprising a range of wall and floor mounted unit with worktops, oval sink unit with double glazed window above, integrated and raised oven, inset 5 ring gas hob with contemporary extractor above, space for breakfast table, further double glazed window, quarry tiled flooring, plumbing for washing machine
- **Bedroom one** double glazed window, exposed parquet flooring
- **Bedroom two** double glazed window
- **Bedroom three** double glazed window
- **Shower room** with modern suite comprising shower cubicle, vanity inset wash hand basin, low level WC, double glazed window, tiled flooring
- **Conservatory** 20ft across double glazed windows and door to the garden with angled replacement polycarbonate roof, tiled flooring, radiator and door to external WC
- **The garden position to the rear** provides excellent light with large section of block pavia patio, level lawn and patio section with timber pitched roof, summer house/workshop enclosed by dwarf wall and timber fencing

There are a small selection of amenities at West Parley approximately 400 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 2 miles away

COUNCIL TAX BAND: D

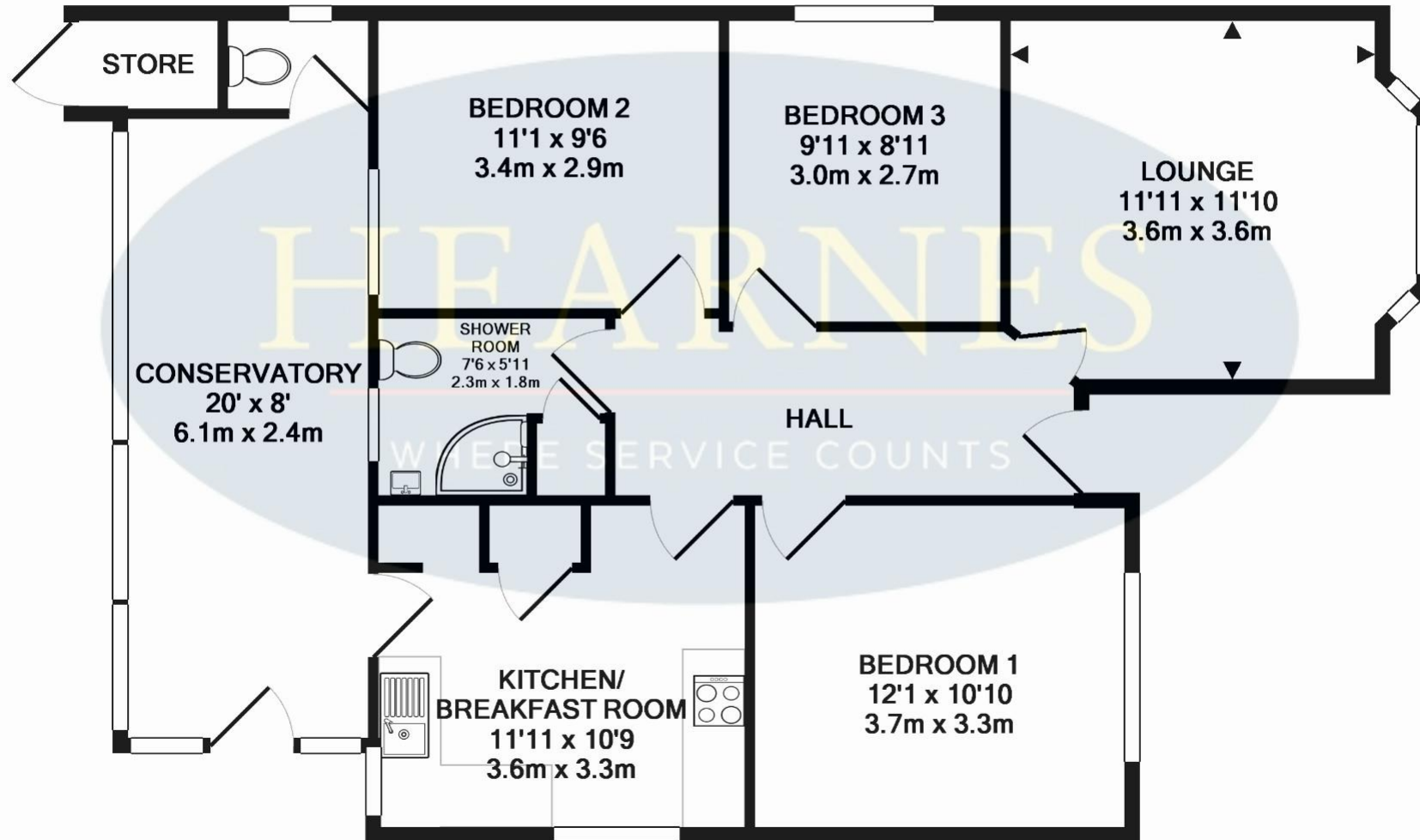
EPC RATING: D

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.

TOTAL APPROX. FLOOR AREA 979 SQ.FT. (90.9 SQ.M.)



Whilst every attempt have been made to ensure the accuracy of the floor plan 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 buyer. Produced by Swift Energies 07512 365 141
Made with Metropix ©2018



390 Ringwood Road, Ferndown, Dorset. BH22 9AU Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

