

# Linden Close

West Parley, Dorset BH22 8RS



**HEARNES**

WHERE SERVICE COUNTS



***“A superbly positioned bungalow with an 80ft secluded west facing rear garden and planning permission granted for the property to be substantially enlarged”***

**FREEHOLD PRICE £575,000**

An extended and well presented three bedroom detached bungalow with an 80ft private, west facing rear garden, single garage with adjoining gym and driveway providing generous off road parking.

This superbly positioned bungalow currently has planning permission granted to be substantially enlarged and remodelled into a fantastic family home. This secluded plot is also a particular feature along with the extremely sought after cul-de-sac location within West Parley and direct private access to the beautiful Poor Common forest and paths at the rear of the property.

- **An extended three bedroom detached bungalow with a secluded west facing garden and planning permission granted**
- **Entrance porch**
- **Entrance hall** with wood block parquet flooring
- **21ft x 15ft L-shaped lounge/dining room** with wood block parquet flooring throughout
- **The lounge area** has a picture window offering a pleasant outlook over the front garden and a living flame coal effect gas fire
- **The dining area** enjoys a dual aspect with a serving hatch through to the kitchen and double glazed French doors leading out into the rear garden
- **Kitchen** incorporating roll top work surfaces, good range of base and wall units, integrated oven, grill, hob and extractor, integrated dishwasher, recess and plumbing for washing machine, space for fridge/freezer, fully tiled walls, tiled floor, double glazed window overlooking the rear garden and double glazed door giving access
- **Bedroom one** is a generous size double bedroom benefitting from fitted floor to ceiling wardrobes with mirror sliding doors
- **Bedroom two** is also a generous size double bedroom enjoying a dual aspect
- **Bedroom three** is a good size single bedroom
- **Spacious family bathroom** finished in a white suite incorporating a panelled bath, separate shower cubicle, pedestal wash hand basin, WC, fully tiled walls and flooring

**COUNCIL TAX BAND: E**

**EPC RATING: D**

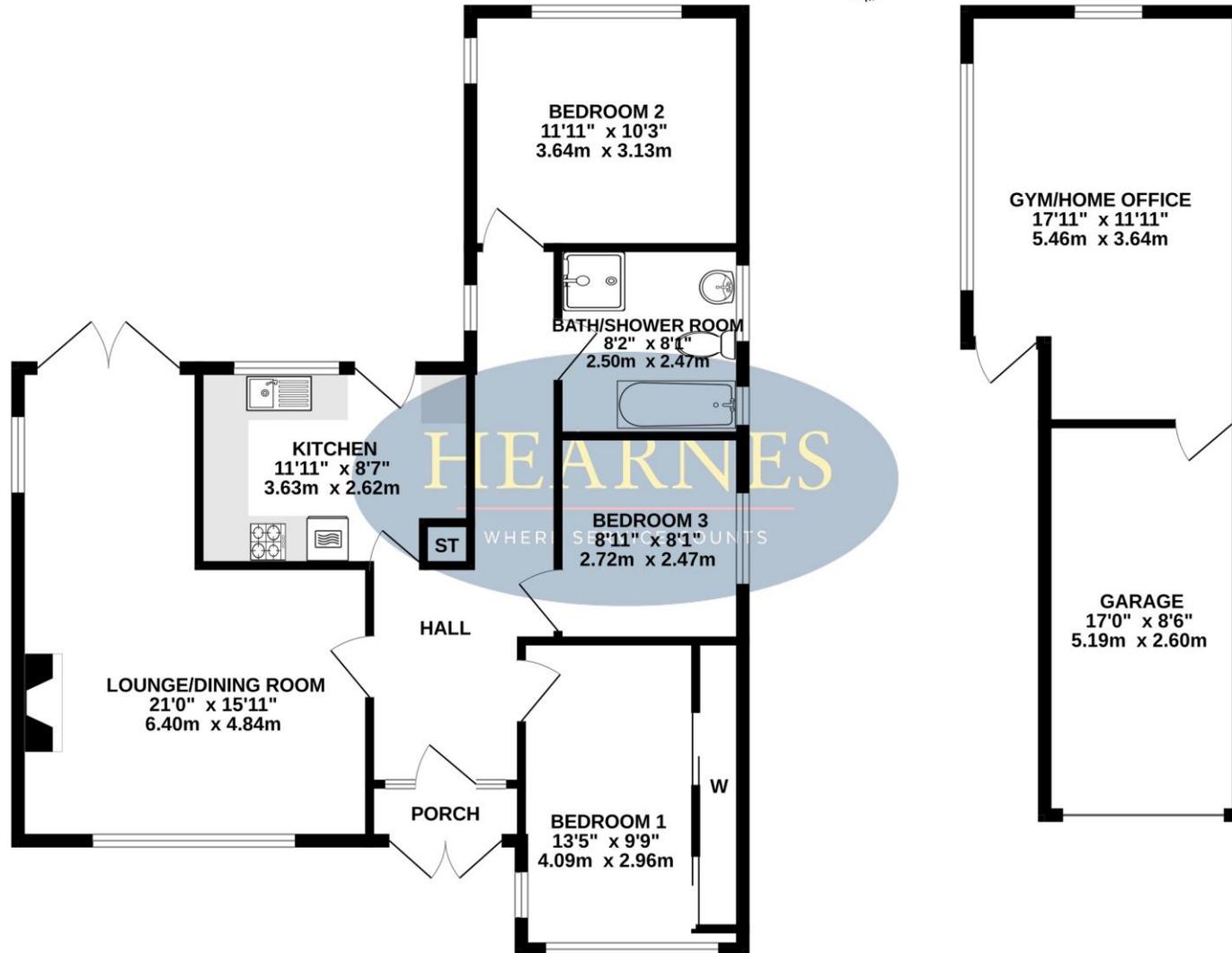




GROUND FLOOR  
878 sq.ft. (81.6 sq.m.) approx.



NOT LOCATED IN EXACT  
POSITION  
347 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 1225 sq.ft. (113.8 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 rear garden** is a superb feature of the property as it measures approximately 80ft x 50ft, faces a westerly aspect and offers an excellent degree of seclusion as it backs onto an area of protected woodland and has direct pedestrian access to the beautiful Poor Common forest and paths at the rear of the property.
- Adjoining the rear of the property there is a **graveled seating area** along with an area of artificial lawn, a good sized further lawned area and patio area. A path leads up to the side entrance into the garage and gym and down to a side gate. Steps lead up to the remainder of the garden which is predominantly laid to lawn and bordered by well stocked flower beds. In the far right hand corner of the garden there is a low level area of artificial lawn which can be accessed directly from the gym and a porcelain paved entertaining and patio area with trellis over
- There is a good size area of **front garden** and a side driveway which provides generous off road parking
- **Single garage** has a remote control roll up and over door, light and power and a rear personal door giving access into the gym
- **The gym** has double glazed windows, light and power, double glazed French doors leading out into the rear garden and a further double glazed door also giving access into the garden. This would also make an ideal home office
- **Further benefits include;** double glazing and a gas fired heating system

There is a small selection of amenities at West Parley approximately ½ a mile away. Ferndown's town centre is located approximately 1.5 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.



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