

Longfield Drive

West Parley, Dorset BH22 8TY



HEARNES

WHERE SERVICE COUNTS



***“Attractive individually designed detached family home
with southerly 110ft garden, open plan kitchen, family
space, garage and driveway parking”***

FREEHOLD PRICE £625,000

This unique detached character family home is situated in an extremely convenient and popular location only 200 yards from Parley shopping precinct with local post office and convenience store with easy access to Ferndown, Bournemouth, Hurn Airport and the A31 commuter routes.

The well presented accommodation is immediately accessed via a reception hallway with feature cast iron balustrade & staircase, three first floor bedrooms served by a modern en-suite shower room and separate bathroom, a cosy lounge with open fireplace and double glazed doors to an impressive open plan conservatory /family room, adjacent dining space and the open plan fitted kitchen with island unit.

Other benefits include gas central heating with boiler/utility room, wood effect flooring, double glazed versatile landing space, ground floor cloakroom, integral garage with pitched roof and automated door and enclosed pavia driveway parking for several vehicles.

Ground floor:

- Attractive original style front door with leaded window and steps up to the reception hallway
- Extremely welcoming spacious **reception hallway** with unique cast iron offset returning staircase to the first floor and a double glazed leaded bay window to the front and further window, double doors to walk-in cloaks storage, Karndean wood flooring throughout continuing into the kitchen and family room, recess feature arch
- **Cloakroom** with WC, corner wash hand basin, opaque double glazed window to the front and side
- Dual aspect lounge with double glazed sliding patio doors giving access to the conservatory/family room with centrally positioned ornate stone mantelpiece with tiled hearth, wooden plinth and Victorian style cast iron open fireplace, attractive recess book shelving, wall lights
- Open plan **kitchen/dining space**, extremely versatile open plan room with fitted kitchen comprising range of base and wall mounted units with adjoining worktops and central matching island unit, one and a half bowl sink unit, with double glazed window above overlooking the garden, built in water softener, gas point and space for cooker, further plumbing and space for dishwasher, tall standing fridge/freezer and double glazed door giving access to the side of the property which in turn leads to the utility/boiler room
- The convenient **utility/boiler room** with wall mounted Viessmann boiler, space, power and plumbing for washing machine and area for drying
- Open plan **dining/family room** which is predominantly a conservatory with triple aspect double glazed windows and double doors to the outside decking and an angled polycarbonate roof, double glazed doors return to the lounge and the Karndean flooring continues throughout

First floor;

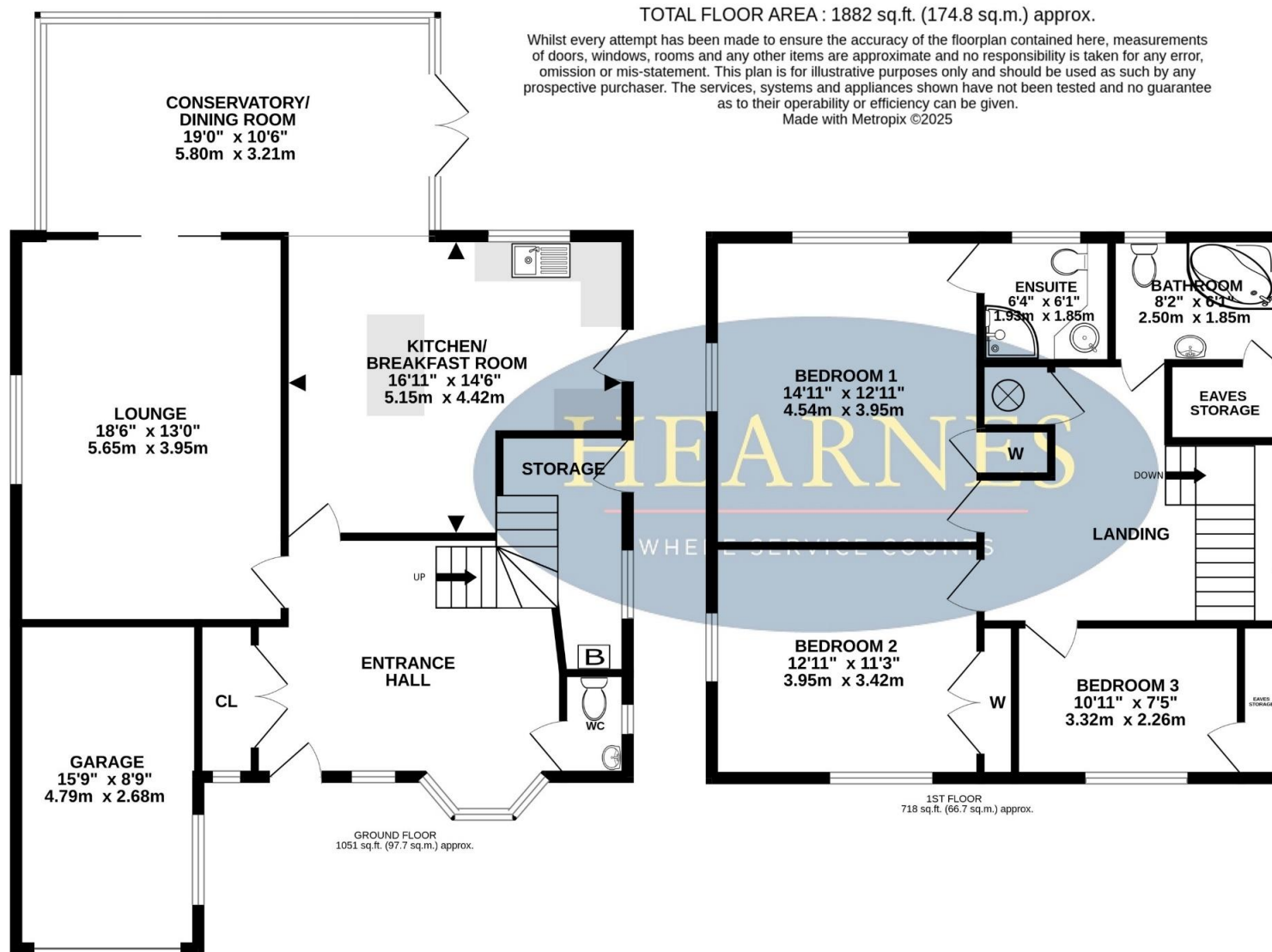
- **Landing**, versatile space with opaque double glazed window to the side and a unique design staircase with the iron balustrade, door to cupboard housing hot water cylinder with slatted shelving above, hatch to loft space
- **Bedroom one** dual aspect with double glazed windows to the side and rear, wood laminate flooring throughout, door to walk-in storage cupboard and further door to the en-suite shower room
- **En-suite shower room**, modern suite comprising corner shower unit with chrome overhead shower, vanity unit with integrated WC and inset oval wash hand basin with cupboards below, opaque double glazed window to the rear and chrome heated towel rail with fully tiled walls and flooring
- **Bedroom two** has a dual aspect with double glazed window to the side and front aspect, double fitted wardrobe and wood laminate flooring throughout
- **Bedroom three** double glazed window to the front aspect, door to eaves storage, further wood flooring
- **Bathroom**, matching suite comprising corner bath with offset mixer tap and shower attachment, vanity unit with basin, WC, opaque double glazed window to the rear

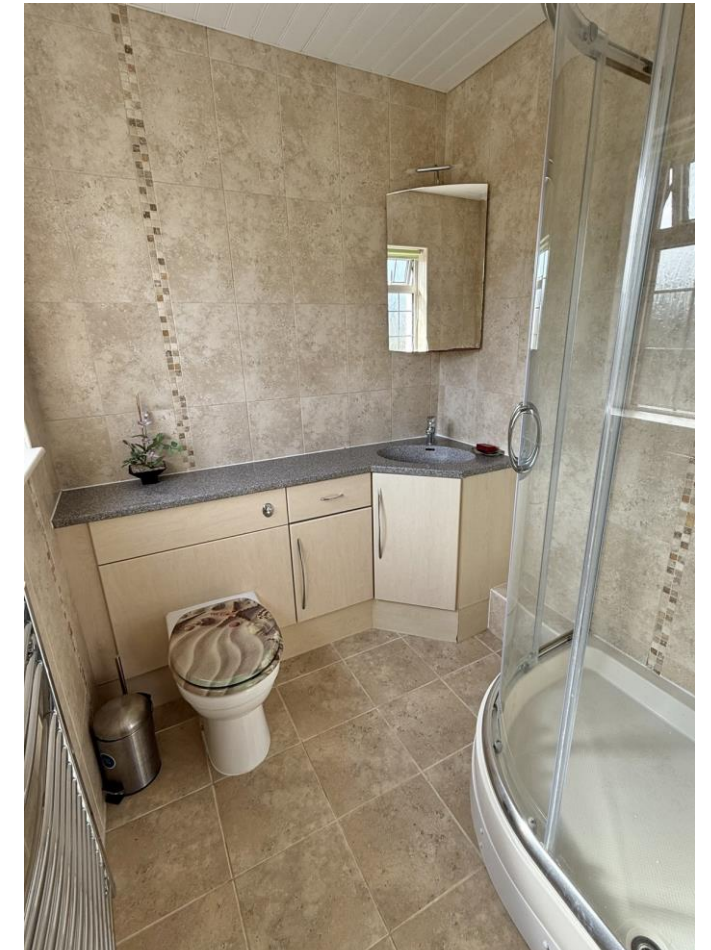
COUNCIL TAX BAND: E

EPC RATING: D











Outside

- To the front there is a pavia **driveway** for several vehicles securely enclosed by rendered wall and defined side borders, outside lighting and secure side gate
- **Garage** measuring approximately 15ft 9in x 8ft 9in
- **The rear garden** measures approximately 110ft x 28ft and is a particular feature of the property as it is secluded and has a southerly aspect from the raised timber decking across a level lawn to a convenient flexible use timber office/summerhouse with power and lighting and broadband connection, mature hedging and borders enclosed by wood panel fencing

The property is conveniently located approximately 300 metres away from the local amenities within West Parley. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 2 miles away.



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