

Aldridge Road

West Parley, Dorset BH22 8LT



HEARNES

WHERE SERVICE COUNTS



“An immaculately presented 2,400 sq ft family home occupying a secluded plot in arguably one of West Parley’s most sought after cul-de-sac locations”

FREEHOLD PRICE £1,095,000

This superbly positioned four/five double bedroom, three bathrooms, one shower room, two/three reception room detached family home has a secluded rear garden with swimming pool, double garage and front driveway providing generous off road parking.

This light, spacious 2,400 sq ft family home sits proudly on a secluded plot, whilst tucked away in arguably one of Ferndown’s most sought after locations. The generous sized and versatile accommodation is offered in immaculate condition and the property could be offered with no forward chain.

- **2,400 sq ft Four/five double bedroom family home occupying a good size secluded plot**

Ground floor:

- **24ft x 19ft Impressive reception hall**
- **Shower room** finished in a stylish white suite incorporating a good size shower cubicle, wash hand basin, WC and fully tiled walls and flooring
- **21ft Triple aspect lounge** with a picture window offering a pleasant outlook over the front garden. An attractive focal point of the room is a living flame, contemporary gas fire with granite hearth
- **Kitchen/breakfast room** incorporating ample roll top worksurfaces, range of high gloss base and wall units, central island unit with storage beneath, integrated Neff oven, grill, hob and extractor, dishwasher and fridge with polished porcelain tiled floor and sliding patio doors leading out into the rear garden
- **Utility room** with floor standing gas fired boiler, space for fridge/freezer, recess and plumbing for washing machine, polished porcelain tiled floor and door leading out onto the front driveway
- **Separate dining room** with sliding patio doors leading out into the rear garden
- **Office** enjoying a dual aspect with picture window offering a pleasant outlook over the front garden

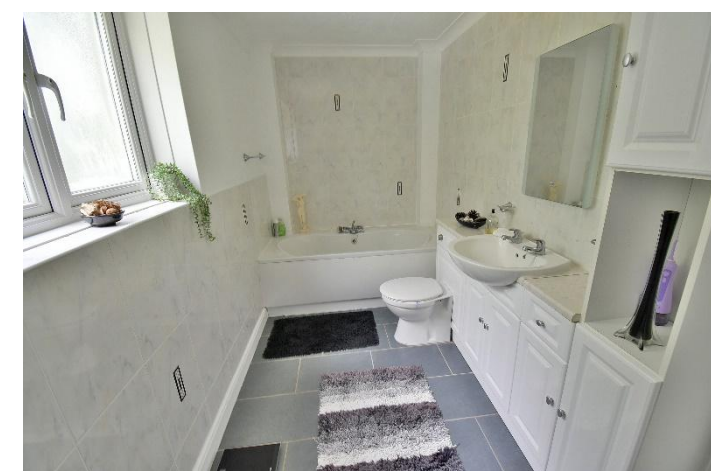
First floor:

- **25ft spacious landing**
- **Bedroom one** is an impressive and dual aspect double bedroom benefitting from an excellent range of fitted bedroom furniture to include wardrobes, bedside cabinets, cupboards over the bed recess, dressing table, cupboard and drawer storage
- **Spacious en-suite bathroom** finished in a white suite incorporating panelled bath with mixer taps and shower hose, wash hand basin with vanity storage beneath, WC, fully tiled walls and flooring
- **Guest bedroom** is a generous size double bedroom
- **En-suite bathroom** incorporating a corner bath, wash hand basin with vanity storage beneath, fitted wardrobe and partly tiled walls
- **Bedroom three** is also a generous size double bedroom benefitting from three fitted double wardrobes
- **Bedroom four** is again a double bedroom benefitting from a single fitted wardrobe
- **Spacious family bathroom** finished in a white suite incorporating a panelled bath with mixer taps and shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, tiled floor and partly tiled walls

COUNCIL TAX BAND: G

EPC RATING: E

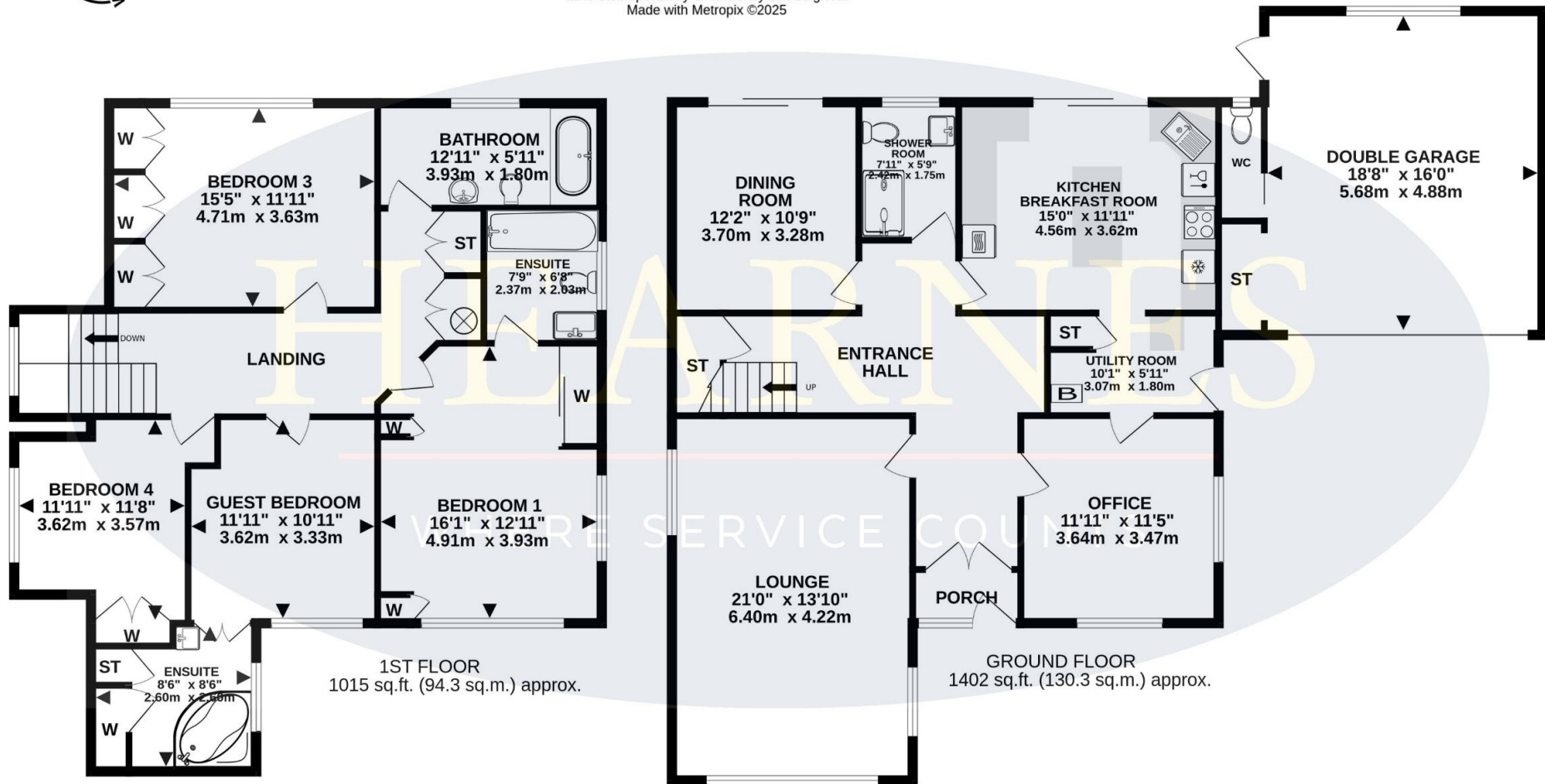






TOTAL FLOOR AREA : 2418 sq.ft. (224.6 sq.m.) approx.

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.
Made with Metropix ©2025







Outside

- **The rear garden** offers an excellent degree of seclusion and measures approximately 45ft x 60ft
- Adjoining the rear of the property there is a **large Indian sandstone paved patio** with steps leading into a swimming pool. The remainder of the garden is predominantly laid to lawn and is enclosed by mature shrubs and fencing
- **A front and side driveway** provides generous off road parking for several vehicles, a side driveway, in turn leads up to a double garage
- **Double garage** has a metal up and over door, light and power, rear personal door and water supply. Within the garage there is a cloakroom with WC
- **Further benefits include** double glazing and a gas fired heating system and the property could also be offered with no onward chain

Ferndown has a Championship Golf Course on Golf Links Road, the clubhouse to the golf course is located approximately 800 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located less than 1.5 miles away.



6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ
Tel: 01202 890890 Email: ferndown@hearnes.com

HEARNES
WHERE SERVICE COUNTS

www.hearnes.com Offices also at:
Bournemouth, Poole, Ringwood & Wimborne