



HEARNES

WHERE SERVICE COUNTS

**Mags Barrow, West Parley
Dorset, BH22 8PD**

FREEHOLD PRICE

£450,000

“Charming semi-detached bungalow with open plan kitchen/dining room, two double bedrooms, two reception rooms and south aspect garden”

This extremely well-appointed bungalow was formerly a link detached home but has now been extended beyond the garage and is therefore described as a semi-detached bungalow. The property provides a cosy well-proportioned living space with natural tones of décor and a welcoming feel.

The accommodation comprises two double bedrooms with fitted wardrobes served by a stylish modern bathroom and separate WC, a formal spacious living room with central fireplace and French doors giving access to and overlooking the raised decking and garden together with an open plan kitchen/dining room with breakfast bar and space for family dining table.

Other benefits include a separate reception/utility room with multiple uses, enhanced by a large lantern style roof and patio doors to the garden, further covered walkway and access from this room to the garage and driveway, gas central heating, double glazing, spacious entrance hall and covered porch.

- Driveway access and pathway to the property which leads to one side, to a convenient large, covered storm porch with UPVC front door to the reception hallway
- **Reception hallway** - a door to a cupboard housing Glow Worm combination gas boiler with slatted shelving storage and further doors to cloak cupboard, hatch to loft and attractive glazed door with windows to both sides, leading to the living room
- **Living room** – light and airy room with double glazed French doors and windows to both sides giving access to and overlooking the raised decking and rear garden, centrally positioned feature ornate stone mantel, hearth and inset gas fire
- **Kitchen/family/dining room** – delightful open plan kitchen and family space comprising a range of base and wall mounted units with Corrian effect worktops and breakfast bar, one and a half bowl sink unit with mixer taps and window above overlooking the rear garden, integrated raised double oven and grill, additional Zanussi microwave, induction hob with extractor above, integrated and concealed dishwasher, space for a tall standing fridge/freezer, tiled flooring throughout into the dining space with a window to the rear aspect and glazed timber door to the reception/utility room
- **Reception/utility** – this versatile room provides multiple uses with a feature lantern glazed roof and bi-fold doors inviting you onto the raised decking at the rear. There is a section of wall-mounted base and wall units, with a worktop, ceramic sink unit, space, power and plumbing for appliances, contemporary wall-mounted radiator and a door from this room to the side of the property where there is covered access into the garage and to the front driveway
- **Bedroom one** - window to the front aspect, range of fitted wardrobes
- **Bedroom two** – window to the front aspect, fitted wardrobes with sliding doors and cupboards above
- **Family bathroom** – modern matching white suite comprising panelled bath with mixer taps and wall-mounted additional shower unit with overhead rainfall shower and folding glazed shower screen, vanity unit with inset wash hand basin and WC, tiled walls and flooring, window to the front aspect, ladder style radiator and extractor fan
- **Cloakroom/WC** – white modern suite comprising WC, vanity unit with monobloc sink unit and mixer tap and an opaque window to the side aspect

The rear garden is a particular feature measuring approximately 80ft x 45ft enjoying a superb southerly aspect, with a raised timber decking and level lawn, enclosed by timber fencing and mature well-maintained shrubs and hedging.

The driveway provides parking for two to three vehicles with a further path to the front door located out of sight at the side of the property, with gate to one side of the garage. The garage has power, lighting and an up and over door, all enclosed by fencing and mature hedging.

There is a full selection of amenities in West Parley approximately half a mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 1 mile away.

COUNCIL TAX BAND: D

EPC RATING: D

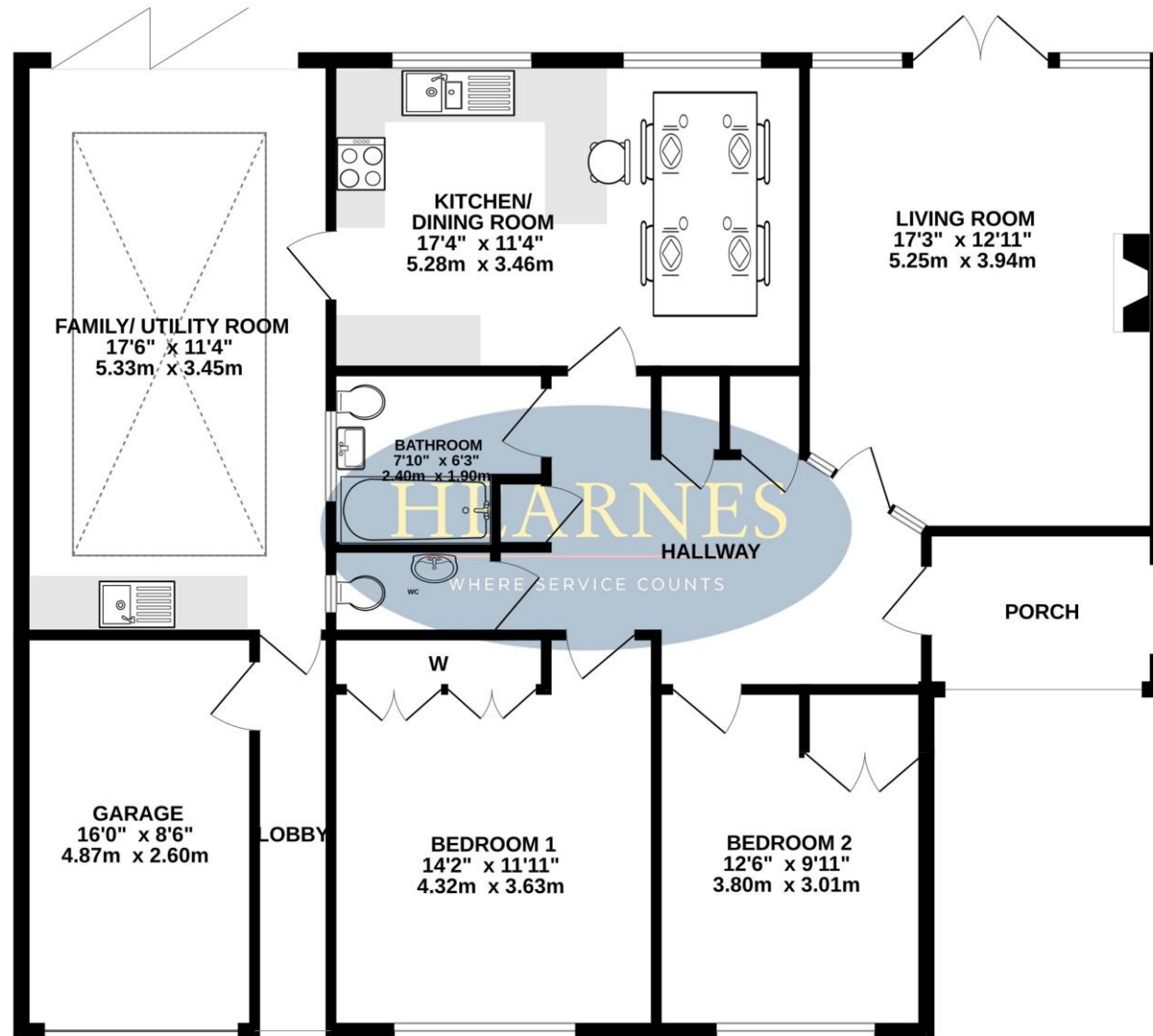


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GROUND FLOOR

1365 sq.ft. (126.8 sq.m.) approx.



TOTAL FLOOR AREA: 1365 sq.ft. (126.8 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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