

# New Road

West Parley, Dorset BH22 8EA



HEARNES

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# ***"An extended and modernised character family home with a 65ft private, west facing garden"***

## **FREEHOLD PRICE OIEO £600,000**

This sympathetically modernised and extended four bedroom, main bathroom, en-suite shower room, three reception room detached character family home has a 65ft private west facing rear garden, single garage and driveway providing generous off road parking.

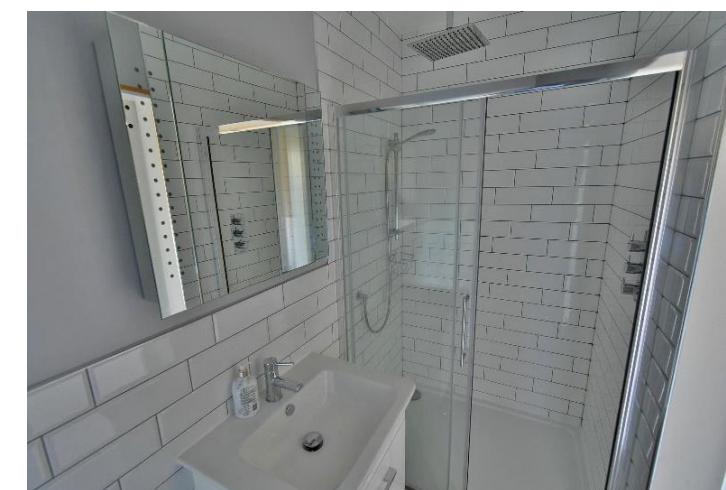
This attractive 1930's family home has undergone a number of improvements, whilst managing to retain its charm and character. The two storey extension has created a 20ft open plan cottage style triple aspect kitchen/breakfast room which enjoys a pleasant outlook over the rear garden and also substantially enlarging the first floor accommodation. The property also now comes to the market offered with no onward chain.

- **An extended and character four bedroom detached family home with a private, west facing rear garden and no chain**
- **Good size entrance hall**
- **Ground floor cloakroom** finished in a white suite with fully tiled walls
- **20ft Triple aspect cottage style kitchen/breakfast room** incorporating ample solid wood worktops with a good range of base and wall units, recess for a range cooker, space for American style fridge/freezer, integrated dishwasher, tiled floor, ample space for breakfast table and chairs with a picture window offering a pleasant outlook over the rear garden and double glazed French doors leading out onto a patio area
- **Utility room** with recess and plumbing for washing machine, roll top worksurfaces and wall units
- **Lounge** with bay window to the front aspect. An attractive focal point of the room is a wood burning stove with wooden mantle above
- **Dining room** with fitted desk, shelving and storage cupboards with double glazed French doors leading out into the rear garden
- **16ft Office** with a vaulted ceiling and three double glazed velux roof windows, fitted shelving and wine rack with a feature wooden exposed wall, double glazed door leading out into the rear garden and staircase rising to a mezzanine useful storage area, internal door leading into the garage
- **Generous size first floor landing** with loft hatch with pull-down ladder giving access to a large loft space
- **Bedroom one** is a generous size double bedroom with sliding patio doors leading out onto a private, westerly facing balcony
- **Good size en-suite shower room** finished in a stylish white suite incorporating a large shower cubicle with chrome raindrop shower head and separate shower attachment, wall mounted wash hand basin, WC with concealed cistern, tiled floor and partly tiled walls
- **Bedroom two** is an impressive, large double bedroom with staircase rising to a mezzanine bedroom/study area, two electrically operated double glazed velux roof windows
- **Bedroom three** is a double bedroom
- **Bedroom four** is a generous size single bedroom
- **Family bathroom** finished in a stylish white suite incorporating a shower/bath with chrome raindrop shower head and separate shower attachment along with separate mixer taps and shower hose, WC, pedestal wash hand basin, vanity unit, fully tiled walls



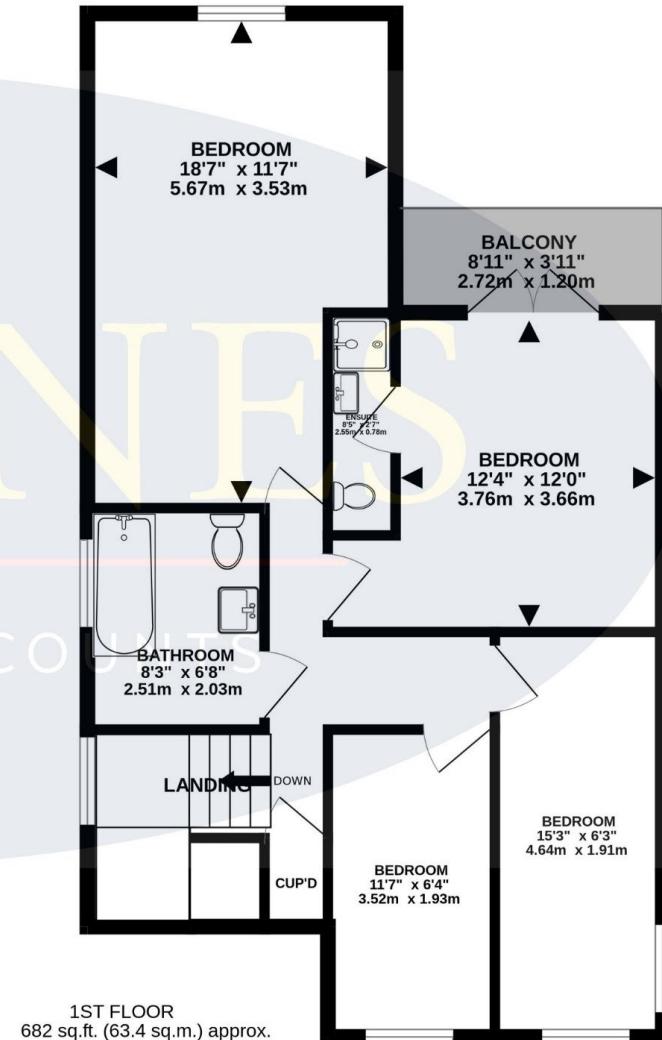
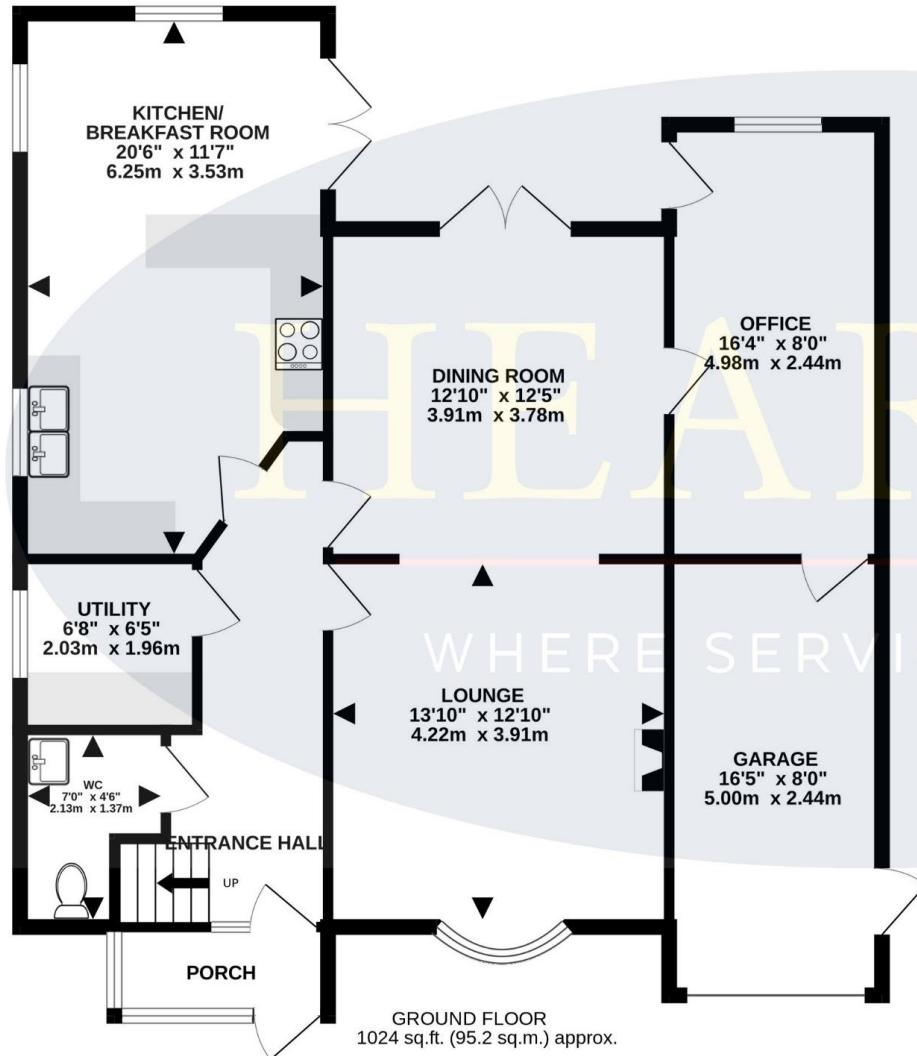
**COUNCIL TAX BAND: E**

**EPC RATING: D**



TOTAL FLOOR AREA : 1707 sq.ft. (158.5 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 Hearnes 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 65ft in length, faces a westerly aspect and offers an excellent degree of seclusion
- Adjoining the rear of the property there is a porcelain paved patio which is partly covered with a barbeque area and timber storage shed. The remainder of the garden is predominantly laid to lawn. The garden itself is fully enclosed
- Single garage has a remote control double doors, a side personal door, internal door leading through into the office, light and power
- A front driveway provides generous off road parking
- Further benefits include; double glazing, a gas fired heating system and the property now comes to the market offered with no onward chain

There is a small selection of amenities in West Parley approximately 400 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 2 miles away.



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