

Meadow Close

West Parley, Dorset BH22 8RN





“A substantially enlarged 1,200 sq ft and modernised bungalow with a secluded west facing garden”

FREEHOLD GUIDE PRICE £625,000

This modernised and extended three bedroom, one bathroom, one shower room, two reception room detached bungalow has a 65ft west facing garden and a front driveway providing generous off road parking and single garage, whilst situated in a sought after cul-de-sac location within West Parley.

This light and spacious 1,200 sq ft bungalow has undergone an extensive programme of work which includes being substantially enlarged to create an impressive master bedroom with en-suite and garden room which both overlook the private west facing rear garden. The property is also been modernised, whilst managing to retain its character.

- **A 1,200 sq ft extended three bedroom detached bungalow with secluded west facing garden and single garage in a cul-de-sac**
- **Entrance porch**
- **Entrance hall** with parquet flooring and coat cupboard
- 21ft x 18ft L-shaped dual aspect **lounge/dining room**
- An attractive focal point of the **lounge area** is an exposed brick open fireplace with wooden mantle and slate hearth with a double glazed picture window overlooking the front garden and parquet flooring extending through into the dining area
- **The dining area** has double glazed French doors leading out into the garden. Double internal doors leading through into the garden room and opening through into the kitchen area
- **Refitted modern kitchen** incorporating ample worktops with a good range of base and wall units, integrated dishwasher, recess for range cooker with extractor canopy above, space for fridge/freezer, recess and plumbing for washing machine, polished porcelain tiled floor, double glazed window overlooking the rear garden and double glazed door giving access
- **Garden room** enjoys a triple aspect with glorious views over the rear garden and double glazed French doors leading out onto the patio area and a tiled floor
- **Inner hallway** doors leading through to the bedrooms and bathroom
- **Bedroom one** is a generous size double bedroom enjoying a dual aspect with double glazed French doors leading out onto the patio area and views over the garden
- **Spacious en-suite shower room** finished in a stylish white suite incorporating a good size corner shower cubicle with chrome raindrop shower head and separate shower attachment, pedestal wash hand basin, WC, tiled floor
- **Bedroom two** is also a generous size double bedroom enjoying a dual aspect
- **Bedroom three** is a single bedroom currently being used as an office with a double glazed window to the side aspect
- Refitted, spacious **family bathroom/shower room** incorporating a panelled bath, separate corner shower cubicle, WC, pedestal wash hand basin, tiled floor and partly tiled walls

COUNCIL TAX BAND: D

EPC RATING: D

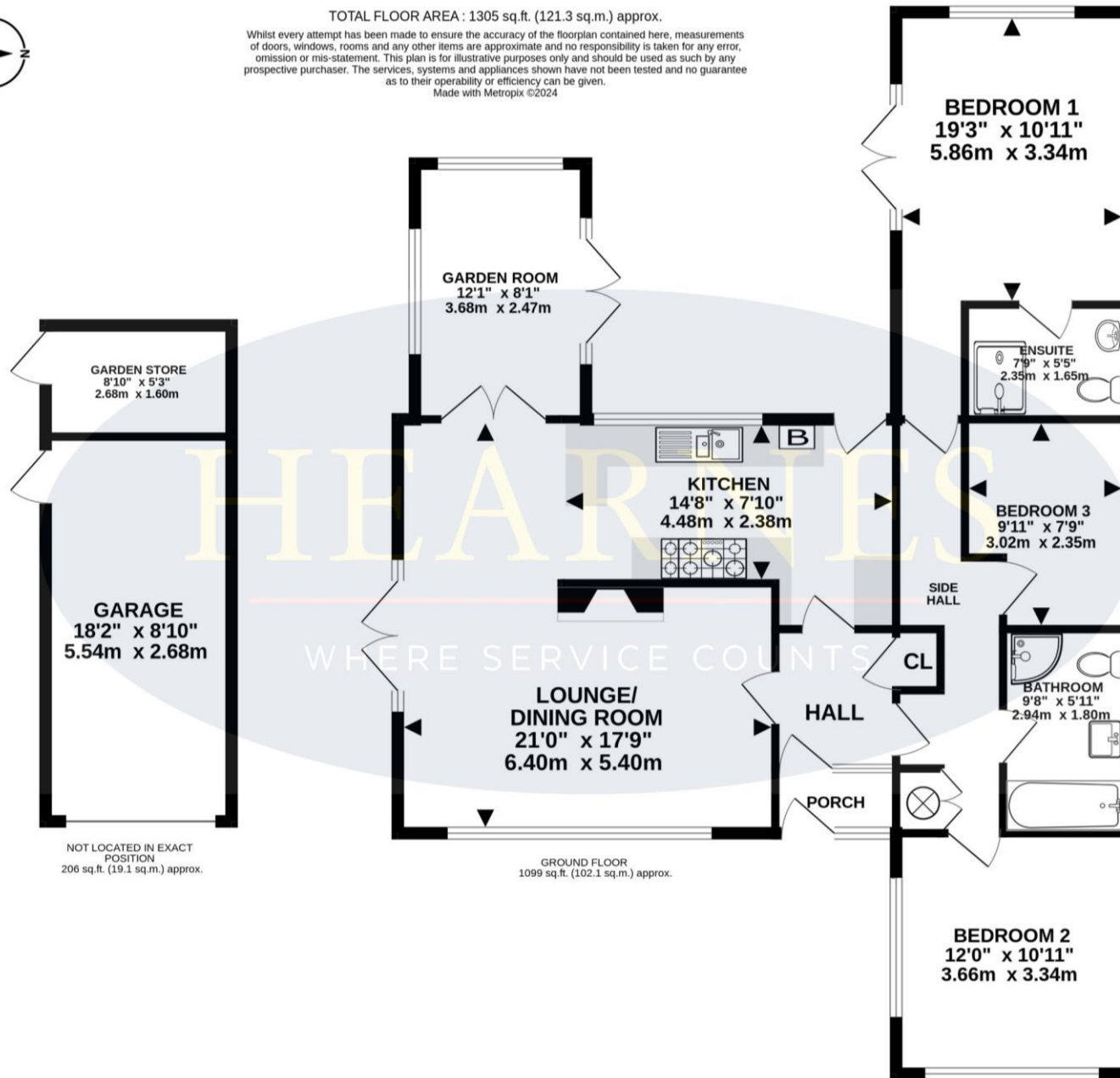






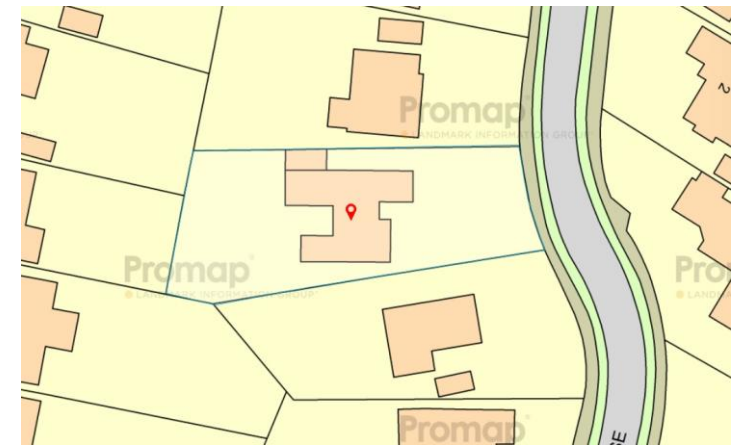
TOTAL FLOOR AREA : 1305 sq.ft. (121.3 sq.m.) approx.

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 offers a westerly aspect, offers an excellent degree of seclusion and measures approximately 65ft x 55ft
- Adjoining the rear of the property there is a large, private patio with a **paved seating area with pizza oven and trellis over**. Steps lead up onto a good size area of lawn, the lawn is surrounded by well stocked flower beds. Within the garden there is a **large ornamental pond** with water feature and at the far corner of the garden there is a **timber garden shed**. The garden itself is fully enclosed
- **Single garage** has light and power, metal up and over door and double glazed rear doors leading through into the garden store, which in turn leads out into the rear garden
- There is a good size area of front lawn and a **front driveway** provides generous off road parking which in turn leads up to a single garage
- **Further benefits include;** double glazing, replacement UPVC fascias and soffits, a gas fired heating system and security alarm

There is a small 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 1.5 miles away.



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