

# Dene Walk

West Parley, Dorset BH22 8PQ



**HEARNES**

WHERE SERVICE COUNTS



***“A 2,500 sq ft versatile family home with three garages, a workshop and annexe potential, occupying a secluded plot measuring 0.35 of an acre”***

**FREEHOLD GUIDE PRICE £625,000**

This convenient located and generous size two double bedroom, one bathroom, one shower room, two reception room detached chalet bungalow has a driveway providing generous off road parking for several vehicles, a detached workshop, detached timber three car garage, outbuilding with annexe potential, lawned private garden and courtyard. Whilst conveniently located approximately 250 metres from the centre of West Parley and its amenities.

This well presented and versatile 2,500 sq ft chalet bungalow has a detached outbuilding which has excellent annexe potential this will also make an ideal holiday let or home office. The large plot (in excess of 1/3<sup>rd</sup> of an acre) and privacy are two particular features along with the detached workshop and three car garage. An early viewing is strongly recommended.

- **A 2,500 sq ft detached chalet bungalow with three car garage, secluded garden on a plot measuring 0.35 of an acre**

**Ground floor:**

- Good sized **entrance hall/study area**
- Impressive **27ft lounge** which enjoys a dual aspect. An attractive focal point of the room is an exposed brick feature fireplace with living flame coal effect gas fire
- Good sized separate **dual aspect dining room** with ample space for dining table and chairs
- **17ft Kitchen** beautifully finished with extensive wood block worksurfaces with a good range of base and wall units, recess for range cooker with extractor canopy above, space for American style fridge/freezer, recess and plumbing for dishwasher, recess for wine fridge, tiled splashbacks
- Good size **utility room** with recess and plumbing for washing machine, sink unit, base units, partly tiled walls and door leading out onto a courtyard
- **Double bedroom** enjoys a dual aspect
- Spacious **family bathroom/shower room** finished in a white suite incorporating panelled bath with mixer taps and shower hose with a good size shower cubicle with oversized chrome raindrop shower head with separate shower attachment, WC, pedestal wash hand basin, partly tiled walls

**First floor:**

- **Impressive master bedroom** with fitted bedroom furniture and fitted wardrobes
- Good size **walk-in dressing room** with fitted shelves and hanging rails and storage cupboard
- **Large en-suite shower room** finished in a white suite incorporating a good size corner shower cubicle with chrome raindrop shower head and separate shower attachment, wash hand basin with vanity storage beneath, WC

**COUNCIL TAX BAND: F**

**EPC RATING: D**



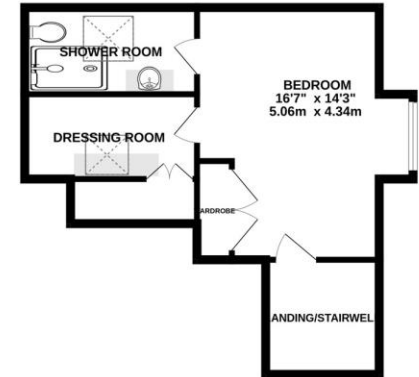
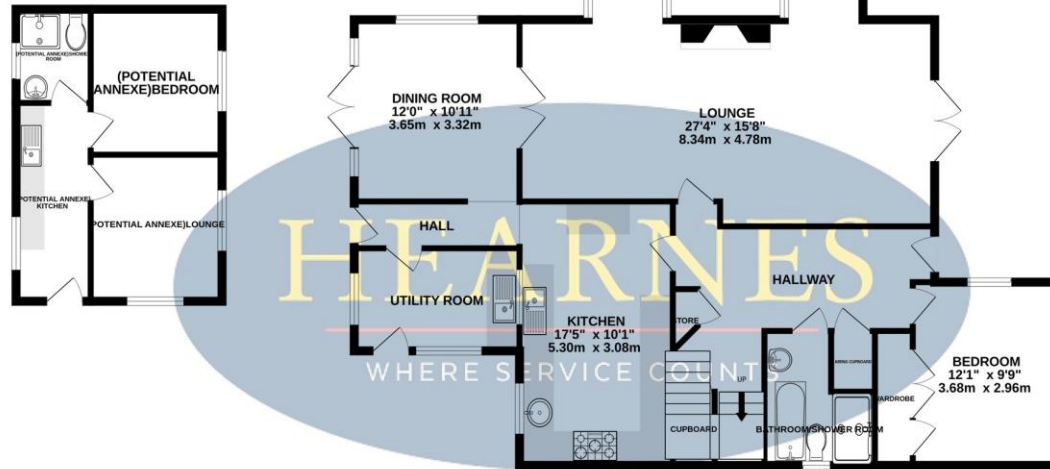
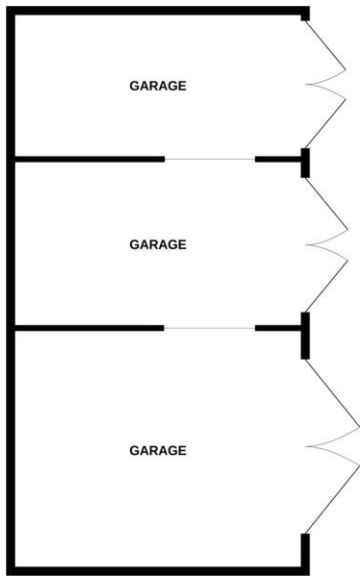


NOT LOCATED THE EXACT POSITION  
718 sq. ft. (66.7 sq.m.) approx.

(POTENTIAL ANNEXE)  
261 sq. ft. (24.3 sq.m.) approx.

GROUND FLOOR  
1153 sq. ft. (107.1 sq.m.) approx.

1ST FLOOR  
421 sq. ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 2552 sq.ft. (237.1 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

- A wooden **five bar gate** opens onto a front tarmac **driveway** which separates two gravelled areas which both provide generous off road parking for several vehicles
- Central tarmac **driveway** leads down to a rear courtyard
- There is a good sized area of well kept and secluded **front lawn**
- Within the **courtyard** there is a block paved driveway which provides generous off road parking
- A **detached timber three car garage** with three double wooden doors, light and power as well as a detached workshop with light and power, and **detached outbuilding** with pitched, tiled roof which has excellent annexe potential and currently comprises of a kitchenette, double bedroom, lounge area and shower room finished in a stylish white suite
- On the opposite side of the property there is a **courtyard and a lean-to**
- **Further benefits include:** double glazing, replacement UPVC fascias and soffits and a gas fired heating system

West Parley offers a good selection of day-to-day amenities. Ferndown's town centre is located less than 1.5 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.



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