



HEARNES

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**Ellesfield Drive, West Parley
Dorset, BH22 8QW**

FREEHOLD PRICE

£450,000

“An immaculately presented bungalow with a secluded west facing garden, offered with no forward chain”

A well proportioned and improved three bedroom, one bathroom, one shower room, two reception room detached bungalow has a secluded west facing rear garden, double garage and driveway providing generous off-road parking.

This light and deceptively spacious bungalow has undergone a number of improvements. The secluded west facing rear garden along with the double garage and en-suite shower room are all added benefits. The property now also comes to the market offered with no forward chain.

- **A three bedroom detached bungalow with a secluded west facing rear garden and no chain**
- **Entrance porch**
- Spacious **entrance hall** with two useful storage cupboards, a coat cupboard, internal door leading through to the double garage and double doors leading through to the lounge
- **17ft Lounge** with window to the front aspect, archway through to a dining room
- **Dining room** with window to the front aspect and a door leading through to the kitchen
- **Kitchen** incorporating ample work surfaces, a good range of base and wall units with underlighting, integrated oven, hob and extractor, recess and plumbing for a washing machine and dishwasher, recess for a fridge, cupboard housing a wall-mounted gas fired Worcester boiler, attractive tiled splashbacks, window to the side aspect and a door out to the side path
- **Bedroom one** is a generous sized double bedroom benefitting from an excellent range of fitted bedroom furniture to include wardrobes, bedside cabinets, cupboards over the bed recess and dressing table
- **En-suite shower room** finished in a white suite incorporating a shower cubicle, WC, wash hand basin with vanity storage beneath and partly tiled walls
- **Bedroom two** is a generous sized double bedroom
- **Bedroom three** is currently being used as a reception room with a door leading out to the rear garden
- **Shower room** refitted in a stylish white suite incorporating a large shower cubicle, WC, wash hand basin with vanity storage beneath and partly tiled walls
- The **rear garden** measures approximately 45ft in width x 30ft in depth, faces a **westerly aspect** and offers a good degree of seclusion. Adjoining the rear of the property there is a good sized paved patio area, with the remainder of the garden predominantly laid to lawn. A side path leads down to a side gate
- Front driveway providing generous **off-road parking** which in turn leads up to a double garage
- **Front garden** which has been landscaped for ease of maintenance
- **Double garage** with remote control up and over door, light, power and an internal door through to the entrance hall
- **Further benefits** include double glazing, UPVC fascias and soffits, a gas-fired heating system with replacement boiler and the property comes to the market offered with **no forward chain**

Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 1.5 miles away. There is a small selection of amenities on Glenmoor Road approximately 800 metres away.

COUNCIL TAX BAND: E

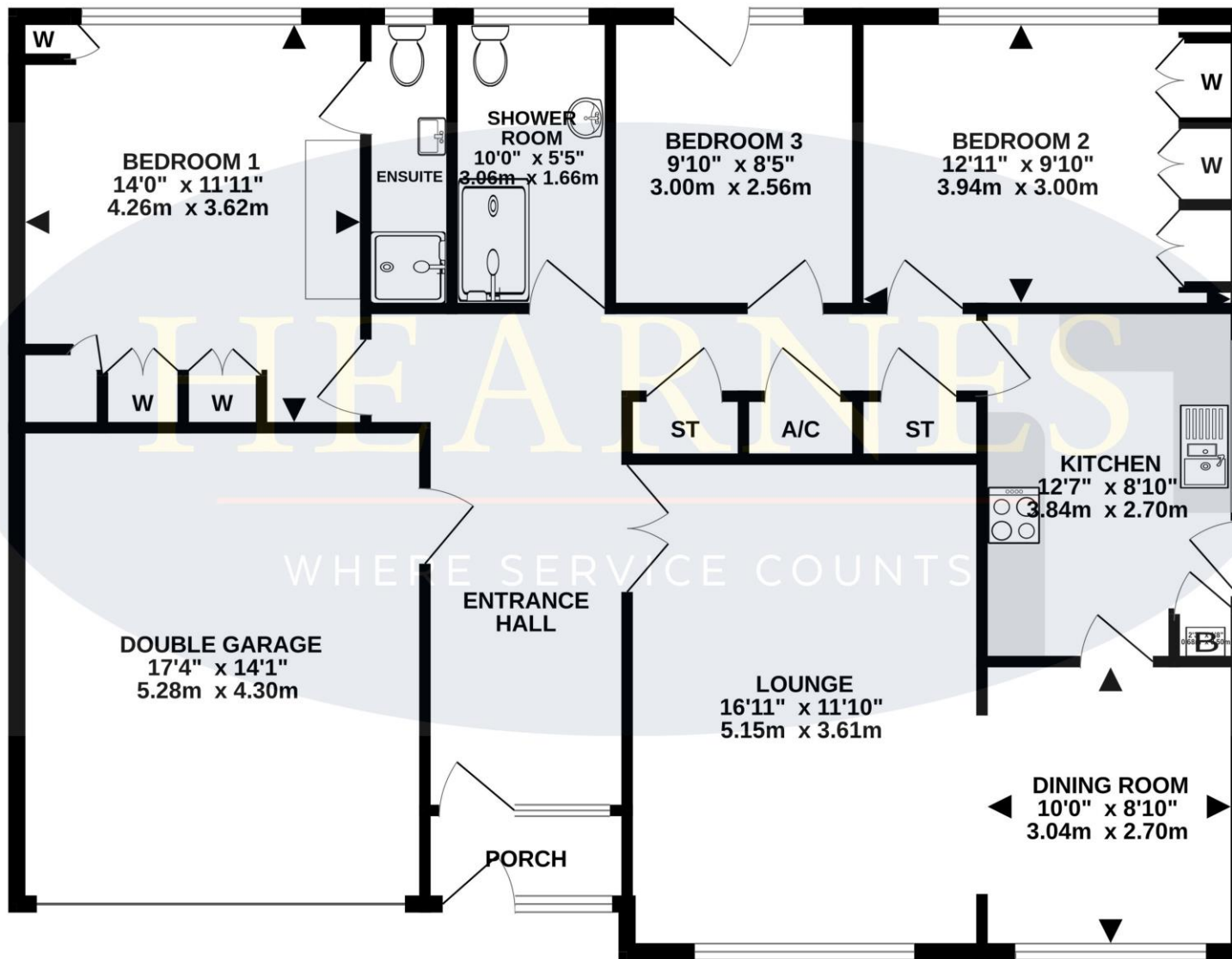
EPC RATING: D



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TOTAL FLOOR AREA : 1318 sq.ft. (122.4 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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