



Ellesfield Drive
West Parley, Dorset, BH22 8QN

FREEHOLD

GUIDE PRICE £500,000

“A well maintained and spacious bungalow with a 70ft secluded garden offered with no chain”

This superbly positioned and generous sized two double bedroom, two reception room detached bungalow has a 70ft secluded rear garden, single garage and generous off road parking.

The property has been owned by the current owner since it was originally constructed in the 1970's. Over the years the property has been extremely well maintained and it now comes to the market offered with no onward chain.

- **Two double bedroom, two reception room detached bungalow with a 70ft secluded garden**
- **19ft Spacious entrance hall** with a double airing cupboard and loft hatch
- **19ft Light and spacious lounge** with living flame coal effect fire with exposed stone hearth and mantle with display recess and a double glazed picture window overlooking the front garden
- **Dining room** with double glazed sliding patio doors leading out into the rear garden
- **Kitchen/breakfast room** incorporating ample worktops with a good range of base and wall units, integrated oven, hob and extractor, space for fridge/freezer, recess and plumbing for washing machine, low level breakfast bar, tiled splashbacks, wall mounted gas fired Worcester boiler, double glazed window overlooking the rear garden and double glazed door giving access
- **Bedroom one** is a generous size double bedroom benefitting from an excellent range of fitted bedroom furniture to include three double wardrobes, cupboard storage and dressing table
- **Bedroom two** is also a generous size double bedroom with fitted double wardrobe and dressing table
- **Shower room** refitted in a stylish white suite incorporating a good size corner shower cubicle, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Cloakroom** also finished in a white suite with WC, fully tiled walls and flooring
- The **rear garden** is a superb feature of the property as it measures approximately 70ft in length and offers an excellent degree of seclusion
- Adjoining the rear of the property there is a paved patio and a side gate opening onto the side driveway. The remainder of the garden is predominantly laid to lawn. At the far end of the garden there is a small wooded area with raised and well stocked flower beds and mature plants and shrubs. Also at the far end of the garden there is a greenhouse and a timber storage shed. The garden itself is fully enclosed .
- A **side driveway** provides generous off road parking and in turn leads up to a detached single garage
- **Detached single garage** has an up and over door, window and side personal door. Light and power
- There is a good size area of **front lawn** bordered by well stocked flower beds
- **Further benefits include;** double glazing, replacement UPVC fascias & soffits, a gas fired heating system with replacement boiler and the property now comes to the market offered with no onward chain

There is a small selection of amenities at West Parley less than 1 mile away as well as a small selection of shops on Glenmoor Road approximately 600 metres 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: E

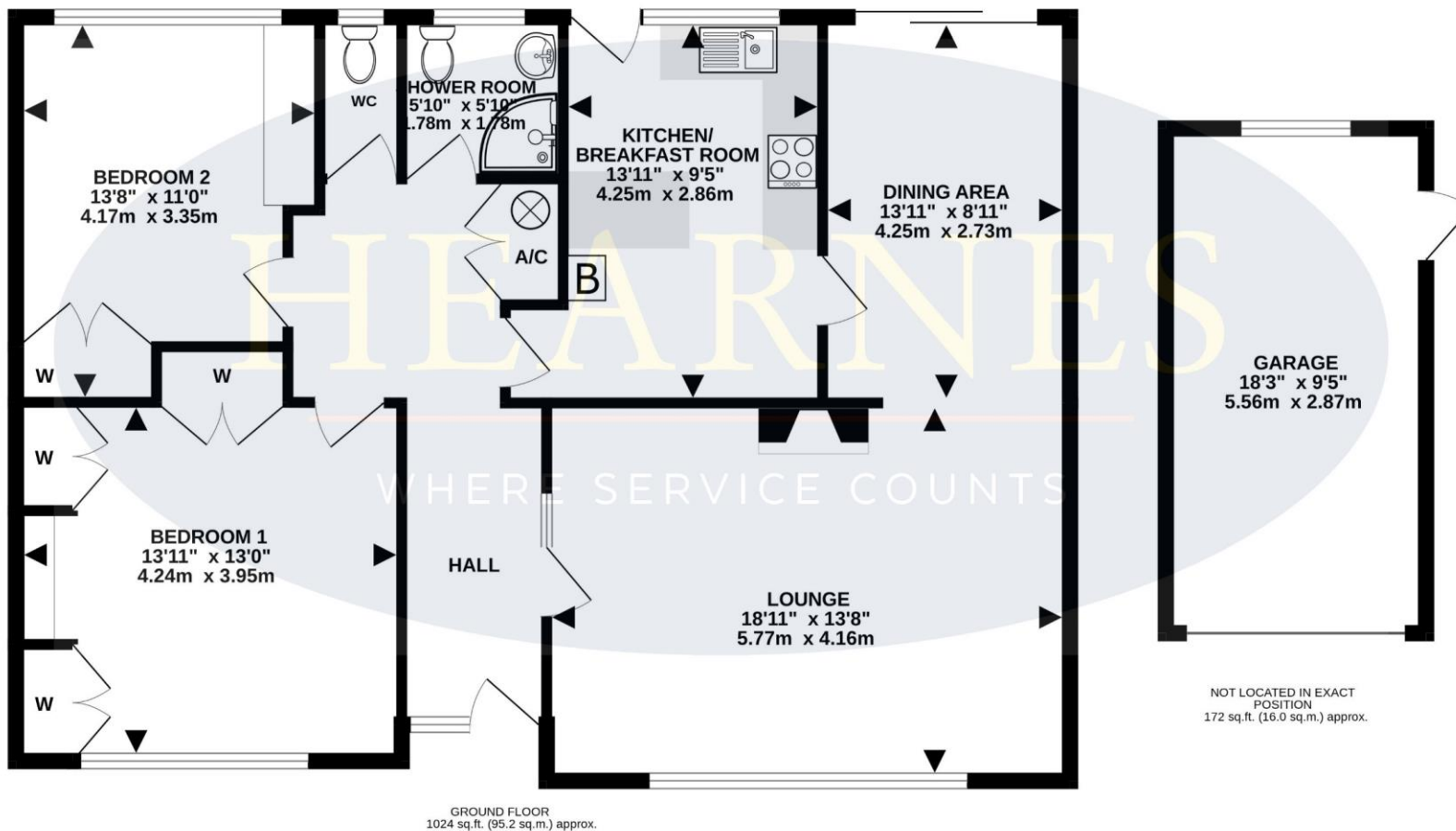
EPC RATING: D.

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 1196 sq.ft. (111.1 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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6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

