

# Lydlinch Close

West Parley, BH22 8RT



**HEARNES**

WHERE SERVICE COUNTS







***“A recently modernised and impeccably presented bungalow with a secluded and landscaped garden in a sought after cul-de-sac location ”***

**FREEHOLD PRICE £650,000**

This recently modernised and superbly appointed three double bedroom detached bungalow has a landscaped and private rear garden with a single garage and driveway providing generous off road parking whilst tucked away in a peaceful, yet sought after cul-de-sac location within West Parley.

This superbly positioned bungalow has recently undergone an extensive programme of work by the current owners, is beautifully finished to a high standard with no expense spared. An early viewing is strongly recommend to fully appreciate the overall finish and superb location.

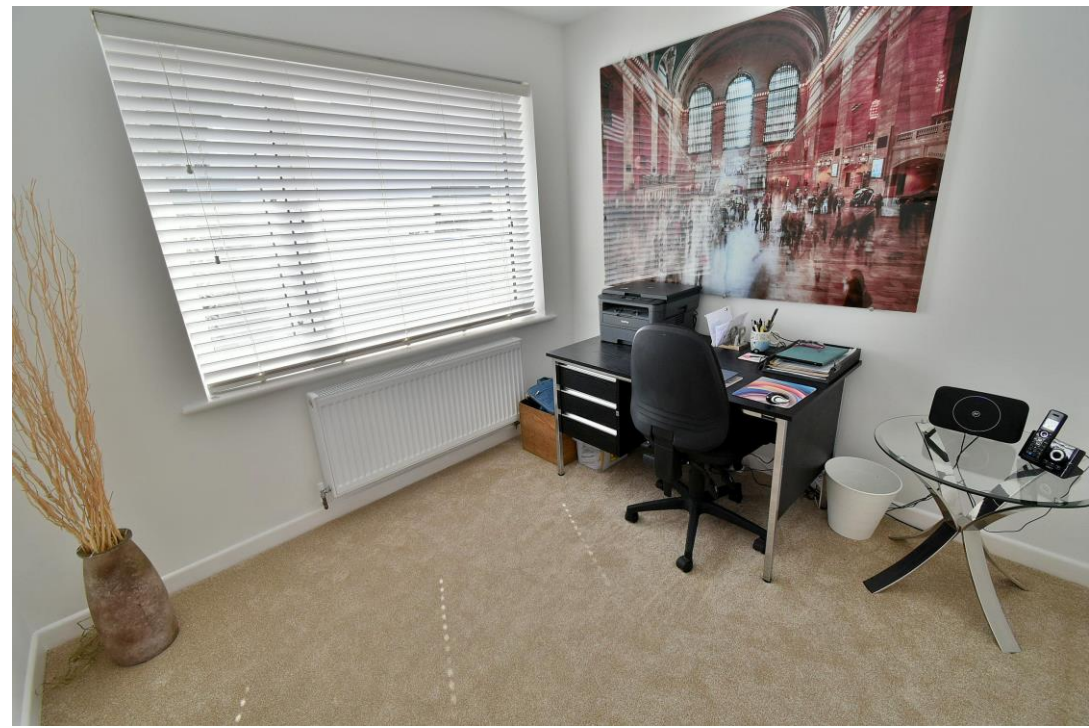
- **A luxuriously appointed three double bedroom detached bungalow in a sought after cul-de-sac location**
- Spacious **entrance hall** with a double utility cupboard housing the condensing tumble drier, washing machine and replacement wall mounted gas fired Valiant boiler
- 23' Open plan **kitchen/breakfast/dining room** which enjoys a dual aspect
- The **kitchen/breakfast area** has been beautifully finished with quartz worktops and matching upstands with an inset 1.5 bowl sink unit with rinse hose, the worktops continues round to form a breakfast bar with an excellent range of Neff integrated appliances to include oven, combination oven, fridge/freezer, induction hob with extractor canopy above and a Bosch dishwasher, double glazed door leading out to a side path
- The **dining area** has ample space for a dining table and chairs, picture window overlooking the front garden and double doors through into the lounge
- Light and spacious 18' **lounge** with a wood burning stove creating an attractive focal point of the room
- **Bedroom one** is a generous sized double bedroom enjoying a view over the rear garden
- **Bedroom two** is also a generous sized double bedroom, again enjoying a view over the rear garden
- **Bedroom three** is also a double bedroom currently being used as an office with a double glazed window to the side aspect
- Luxuriously appointed spacious **shower room** incorporating a large walk-in shower area with chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath and tiled floor
- **Separate cloakroom** also re-fitted in a stylish white suite incorporating a WC, wash hand basin with vanity storage beneath, tiled floor

**COUNCIL TAX BAND: E**

**EPC RATING: E**



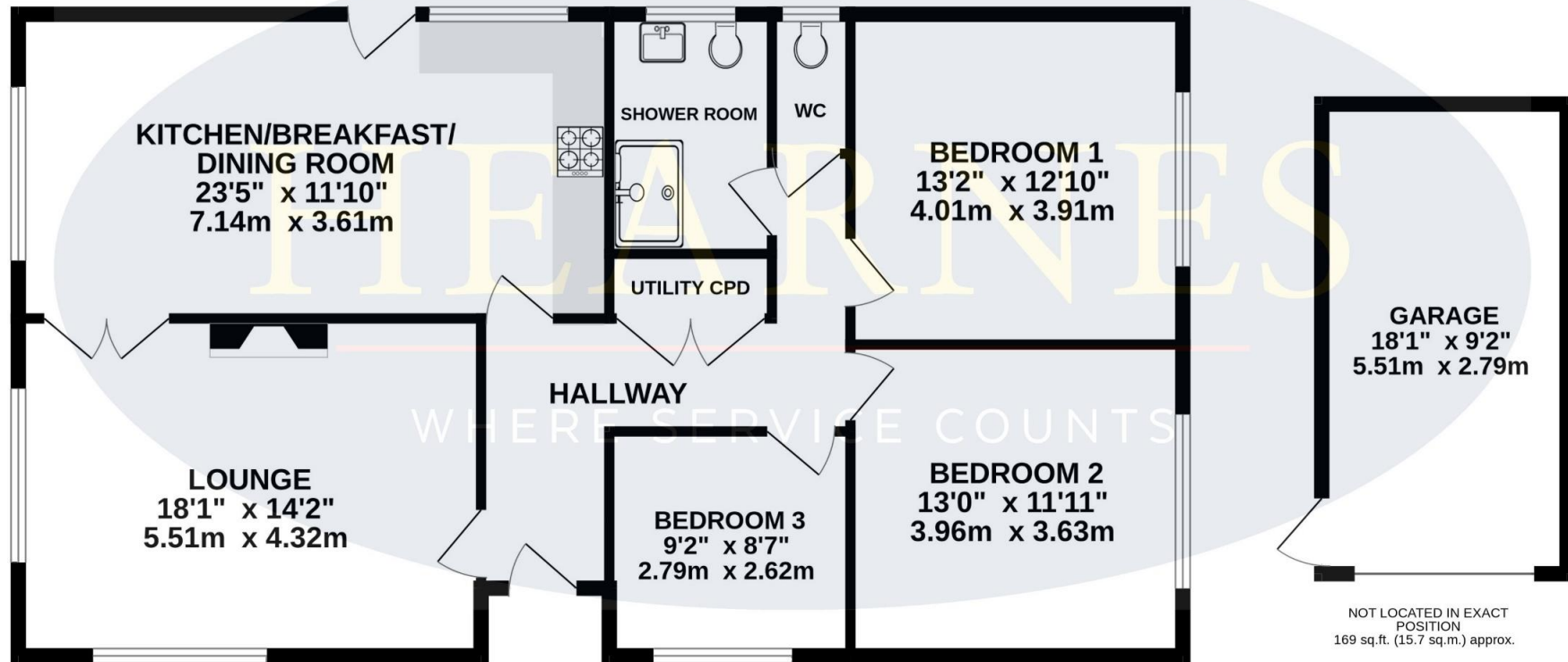




TOTAL FLOOR AREA : 1250 sq.ft. (116.1 sq.m.) approx.

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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GROUND FLOOR  
1080 sq.ft. (100.4 sq.m.) approx.

NOT LOCATED IN EXACT  
POSITION  
169 sq.ft. (15.7 sq.m.) approx.









## Outside

- The **rear garden** is a superb feature of the property as it offers an excellent degree of seclusion, has been recently landscaped and has a maximum overall measurement of 45' x 40'
- Adjoining the rear of the property there is an Indian sandstone path with two block paved side paths leading up to side gates on either side of the property. The main area of garden is predominantly laid to lawn and is bordered by well stocked flower beds. Steps leads down onto a further area of Indian sandstone patio which is a delightful spot to relax and enjoy the landscaped garden. Also within the garden there is a useful log and bin store
- To the front of the property there is a good sized area of well kept lawn. A block paved side driveway provides generous off road parking for several vehicles which in turn leads down to a detached single garage
- Detached single **garage** has a replacement remote control roll up and over door, window, side personal door, light and power
- **Further benefits** include: new electrics and consumer unit, a gas fired heating system with new boiler to include a new distribution plumb work and radiators, new internal doors, double glazing, Karndean flooring and good quality carpets throughout

There is a small selection of amenities at West Parley approximately 0.5 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 1.5 miles away.





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