

Berkley Avenue

West Parley, Dorset, BH22 8QJ



HEARNES

WHERE SERVICE COUNTS



“An immaculately presented bungalow with a secluded 70 ft south facing rear garden and no chain”

FREEHOLD PRICE £525,000

This superbly positioned and immaculately presented three bedroom, one bathroom, one shower room, two reception room detached bungalow has a 70ft secluded south facing rear garden, single garage and driveway. Tucked away in a convenient yet sought after location within West Parley.

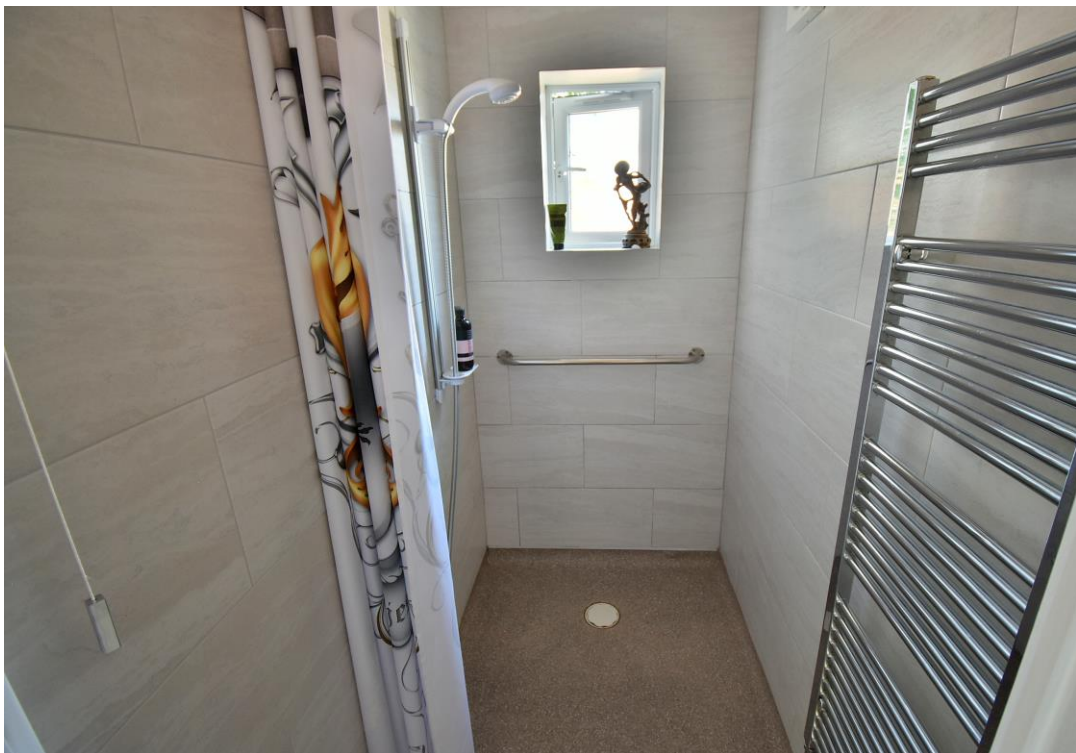
This light and spacious bungalow occupies a good sized southerly facing secluded plot and is offered in excellent condition. The property has undergone a number of improvements which include creating an additional shower room. The rear south facing garden is a particular feature and the property comes to the market offered with no onward chain.

- **Three bedroom detached bungalow with a 70ft secluded south facing rear garden, offered with no forward chain**
- **Entrance hall** with coat cupboard
- Spacious **cloakroom** with wc, wash hand basin and storage cupboard
- Generous sized **lounge** with French doors leading out to a secluded south facing rear garden and double internal doors leading through to the dining room
- Separate **dining room** also with direct access out to the rear garden and out to a covered patio area
- 13ft **Kitchen/breakfast room** incorporating roll top work surfaces, base and wall units, recess and plumbing for a washing machine, space for condensing tumble dryer, recess for cooker with extractor canopy above, recess for a fridge/freezer, space for a breakfast table and chairs, tiled floor, window overlooking the front garden and a door leading out to an inner lobby
- **Inner lobby** with a door leading to the front driveway, sliding patio doors leading out to the rear garden and an internal door through to the garage
- **Inner hallway** with doors leading through to the bedrooms, bathroom and shower room
- **Bedroom one** is a generous sized double bedroom benefitting from fitted wardrobes with cupboards above
- **Bedroom two** is also a double bedroom benefitting from fitted wardrobes with cupboards above
- **Bedroom three** is a generous sized single bedroom
- **Wet room** incorporating a walk in shower area with fully tiled walls
- **Spacious bathroom** finished in a white suite incorporating a panelled bath with mixer taps and shower attachment, wall-mounted wash hand basin, wc, tiled floor and partly tiled walls
- **Further benefits** include double glazing, a gas-fired heating system and the property now comes to the market offered with **no onward chain**

COUNCIL TAX BAND: E

EPC RATING: C

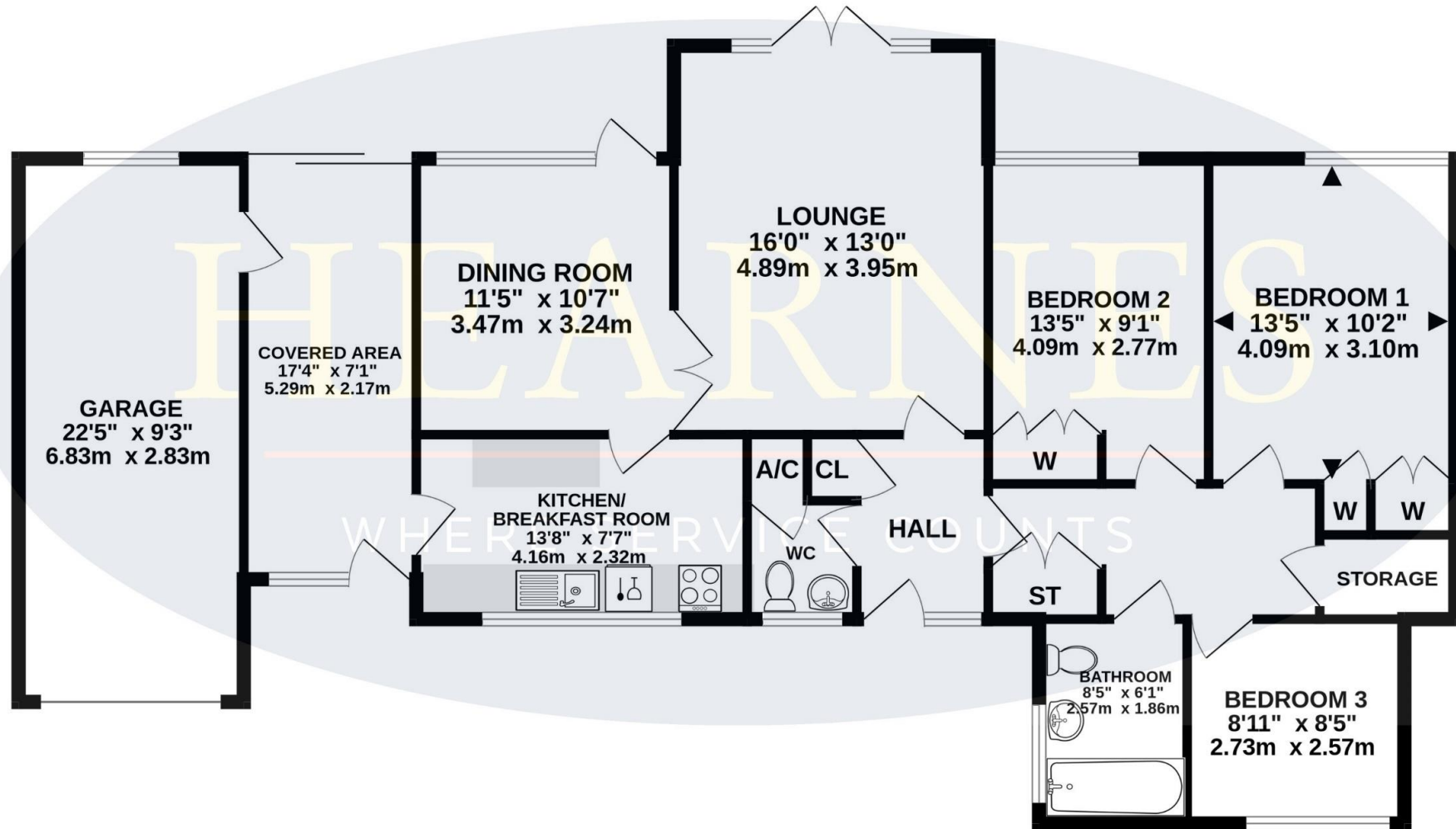




TOTAL FLOOR AREA : 1332 sq.ft. (123.8 sq.m.) approx.

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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Outside

- The **rear garden** is without doubt a superb feature of the property as it offers an excellent degree of seclusion, faces a **southerly aspect** and measures approximately 70ft x 40ft. Adjoining the rear of the property there is a partly covered paved patio area which provides the ideal spot to relax and enjoy this beautiful garden. The main area of garden is predominantly laid to lawn which is well-kept. The lawn is surrounded by flower beds which are stocked with many attractive ornamental mature plants and shrubs. The garden itself is fully enclosed by fencing. In the far corner of the garden there is a useful garden store
- There is a good sized area of lawned **front garden**
- A front driveway provides generous **off-road parking** and in turn leads up to a single garage
- **Single garage** with a remote control up and over door, light, power and an internal door through to the inner lobby

There are a small selection of amenities on Glenmoor Road approximately 500 metres away, whilst Ferndown offers a further selection of shopping, leisure and recreational facilities, with the town centre located approximately 1 mile away.



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