

# Linden Road

West Parley, Dorset, BH22 8RR



**HEARNES**

WHERE SERVICE COUNTS







# ***“A re-modelled and superbly appointed versatile family home with a private garden and home office/studio”***

**FREEHOLD GUIDE PRICE £780,000**

A beautifully finished and extremely spacious four double bedroom, one bathroom, two shower room detached chalet style family home has a 55ft private rear garden with a detached home office/ gym (former garage) a single garage and carriage driveway providing generous off-road parking. The current owners have substantially enlarged and completely transformed this former bungalow into a light, spacious and beautifully finished family home which offers versatile accommodation.

Linden Road is a highly sought after location within West Parley and an early viewing of this fantastic family home is strongly recommended by the sole selling agent.

- **Four double bedroom detached family home with a 55ft private garden.**

## **Ground Floor:**

- **23ft Impressive reception hall** with coat/shoe cupboard and a central staircase creating an attractive feature with a glass and oak balustrade.
- **18ft Dual aspect lounge** with a picture window overlooking the rear garden and double doors leading through to the reception hall.
- **Stunning 28ft Open plan kitchen/breakfast/family/dining room.**
- **Kitchen/breakfast area** incorporating ample slimline worktops, a good range of base and wall units with underlighting, a central island unit which forms a breakfast bar with an integrated wine fridge, recess for a Range cooker with extractor canopy above, integrated dishwasher, integrated full-height fridge, window overlooking the rear garden and a door leading through to the utility room.
- **Dining/family area** with ample space for a large sofa as well as a dining table and chairs, with 13ft bi-fold doors leading out to the private rear garden.
- **Spacious utility room** with a recess for a freezer, recess and plumbing for a washing machine, sink unit, door leading through to the garage and a further door leading through to the storeroom/workshop.
- **Storeroom/workshop** with double glazed French doors leading out to the rear garden.
- **Two ground floor double bedrooms**, one of which is currently used as a playroom.
- **Extremely spacious and beautifully finished family bathroom**, incorporating a panelled bath with mixer taps and shower hose, wc, wall-mounted wash hand basin, tiled floor and partly tiled walls.

## **First Floor:**

- **Landing** with double linen cupboard housing the boiler.
- **19ft x 18ft Impressive dual aspect master bedroom.**
- **En-suite shower room** luxuriously appointed in a stylish white suite incorporating a corner shower cubicle with chrome raindrop shower head, wc, wall-mounted wash hand basin with vanity storage beneath, fully tiled porcelain walls and flooring.
- **Bedroom two** is an impressive 19ft x 14ft double bedroom with a fitted wardrobe with sliding doors.
- **En-suite shower room** finished in a luxury white contemporary suite incorporating a corner shower cubicle with chrome raindrop shower head, wc, wash hand basin with vanity storage beneath, fully tiled porcelain walls and flooring.
- **Further benefits** include double glazing, UPVC fascias and soffits, a newly installed gas-fired heating system and a security alarm.

**COUNCIL TAX BAND: E**

**EPC RATING: C**









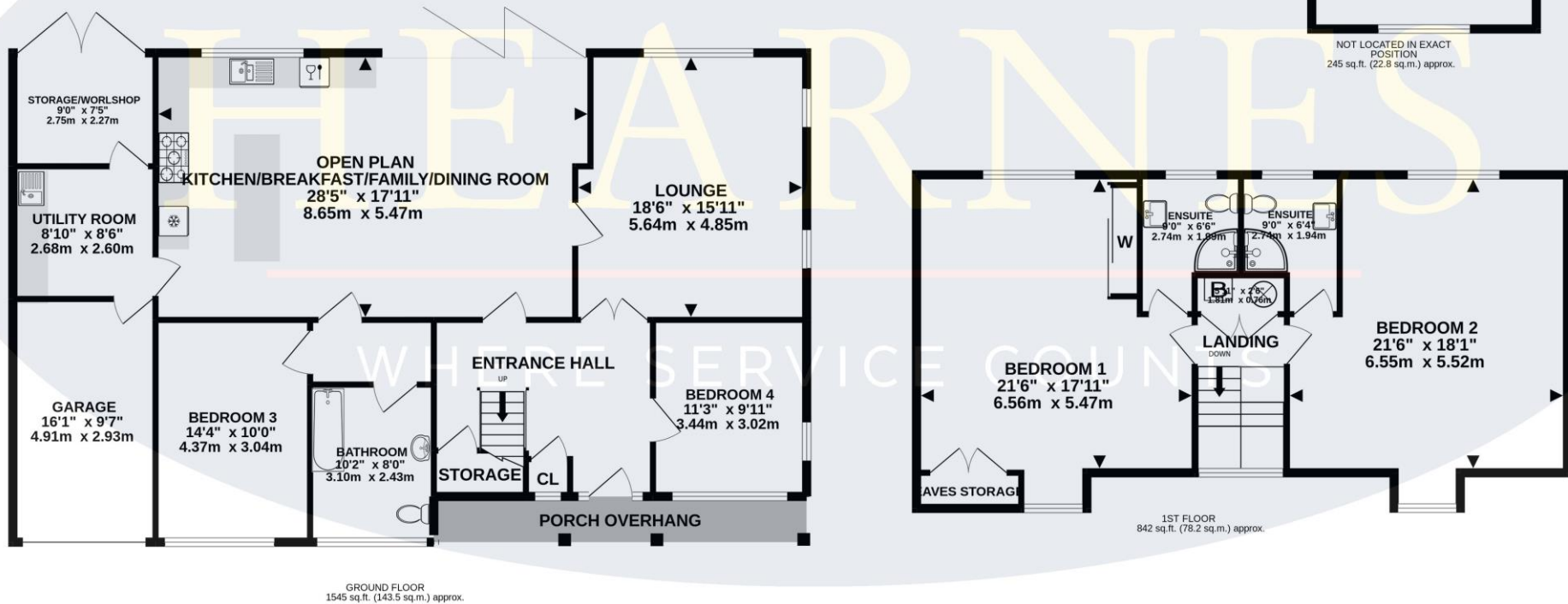
TOTAL FLOOR AREA : 2632 sq.ft. (244.5 sq.m.) approx.

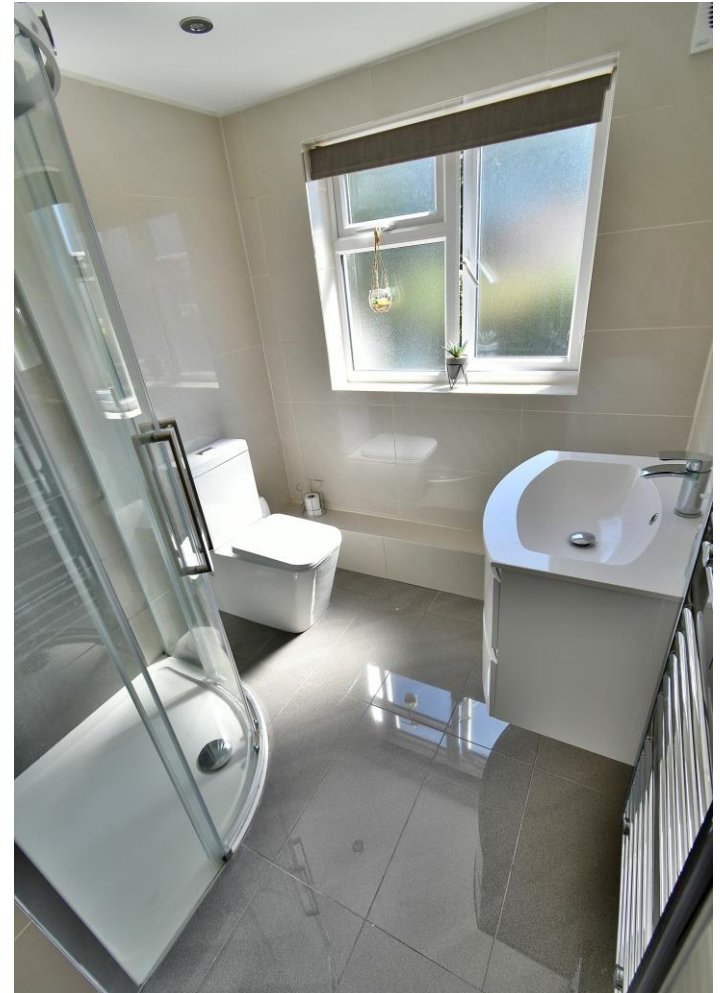
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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SUMMER HOUSE  
16'8" x 14'3"  
5.08m x 4.35m

NOT LOCATED IN EXACT  
POSITION  
245 sq.ft. (22.8 sq.m.) approx.









## Outside

- The **rear garden** is a superb feature of the property as it offers an excellent degree of seclusion, measures approximately 55ft x 50ft and is fully enclosed. The main area of garden is predominantly laid to lawn which is bordered by well-stocked flower beds. Adjoining the rear of the property and continuing down the side of the home office/gym there is a good sized and recently laid porcelain paved patio.
- The former detached garage has now been converted into a **home office/gym** with light, power, double glazed windows and double glazed French doors leading out to the garden
- A recently resurfaced **front carriage driveway** provides generous off-road parking for several vehicles.
- **Single garage** with an up and over door, light and power, and a door leading through to the utility room.

There is a small selection of amenities at West Parley, approximately ½ a mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 1.5 miles away.





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