



HEARNES

WHERE SERVICE COUNTS

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

FREEHOLD PRICE

£425,000

“Well proportioned detached bungalow with potential to modernise, double garage, 80ft garden and no forward chain”

This detached bungalow is offered with good decorative order but has potential to renovate or modernise throughout. The accommodation comprises three bedrooms, two of which are double, whilst the third bedroom has multiple uses (currently used as a study) with patio doors to the double glazed conservatory; all served by a modern refitted shower room with dual width cubicle, a dated but functional kitchen and an impressive lounge/dining room. Other benefits include a separate cloakroom WC, spacious entrance hall, convenient porch, integral access to the double garage with automated door, double glazing and gas central heating.

The property is offered with no forward chain and is situated in a sought after location on the fringes of West Parley and Ferndown within 500 yards of a local convenience store and amenities, local school and regular bus routes.

- **Double glazed front door** and matching glazed side panel giving access to a convenient entrance porch with tiled flooring, internal lighting and further double glazed door and matching window to the entrance hall
- **Well proportioned entrance hall** with built-in cloaks cupboards and door to airing cupboard housing the hot water cylinder with slatted shelving storage and integral door to the double garage
- **Lounge/dining room** is particularly spacious with two double glazed windows to the front aspect with original serving hatch to the kitchen, wall light points
- **Modern fitted kitchen** comprising range of base and wall mounted units with adjoining marble effect worktops, inset one and a half bowl sink unit with mixer taps and double glazed window above to the side with further double glazed door giving access to both front and rear, well mounted Worcester gas boiler, space, power and plumbing for washing machine, dishwasher and fridge, and space and electric point for cooker with filter hood above, tiled splashbacks
- **Bedroom one** with double glazed window to the rear aspect, range of fitted bedroom furniture
- **Bedroom two** double glazed window to the rear aspect
- **Bedroom three/reception two**, this room provides multiple uses with double glazed French doors giving access to the conservatory. The room is currently set up as a study
- **Conservatory** with double glazed windows to both the side and rear aspects with full views of the rear garden set on a raised brick foundation with polycarbonate angled ceiling and double glazed French doors to the patio
- **Shower room** recently modernised to provide the convenience of a walk-in dual width wet room style shower cubicle with glazed shower screen, wall mounted shower head and individual attachment with attractive acrylic splashback with the remaining bathroom fully tiled, pedestal wash hand basin, WC, opaque double glazed window, extractor fan, wall mounted electric heater
- **Separate cloakroom** tiled to half height with WC, wash hand basin and double glazed window to the rear
- To the **front the driveway** provides parking for several vehicles with a section of low maintenance garden and gate to side
- **The rear garden** measures approximately 80ft x 50ft and provides a fantastic blank canvas facing west with a secluded outlook, level lawn and section of patio enclosed by timber fencing and including a timber shed
- **Double garage** with automated up and over door

COUNCIL TAX BAND: E

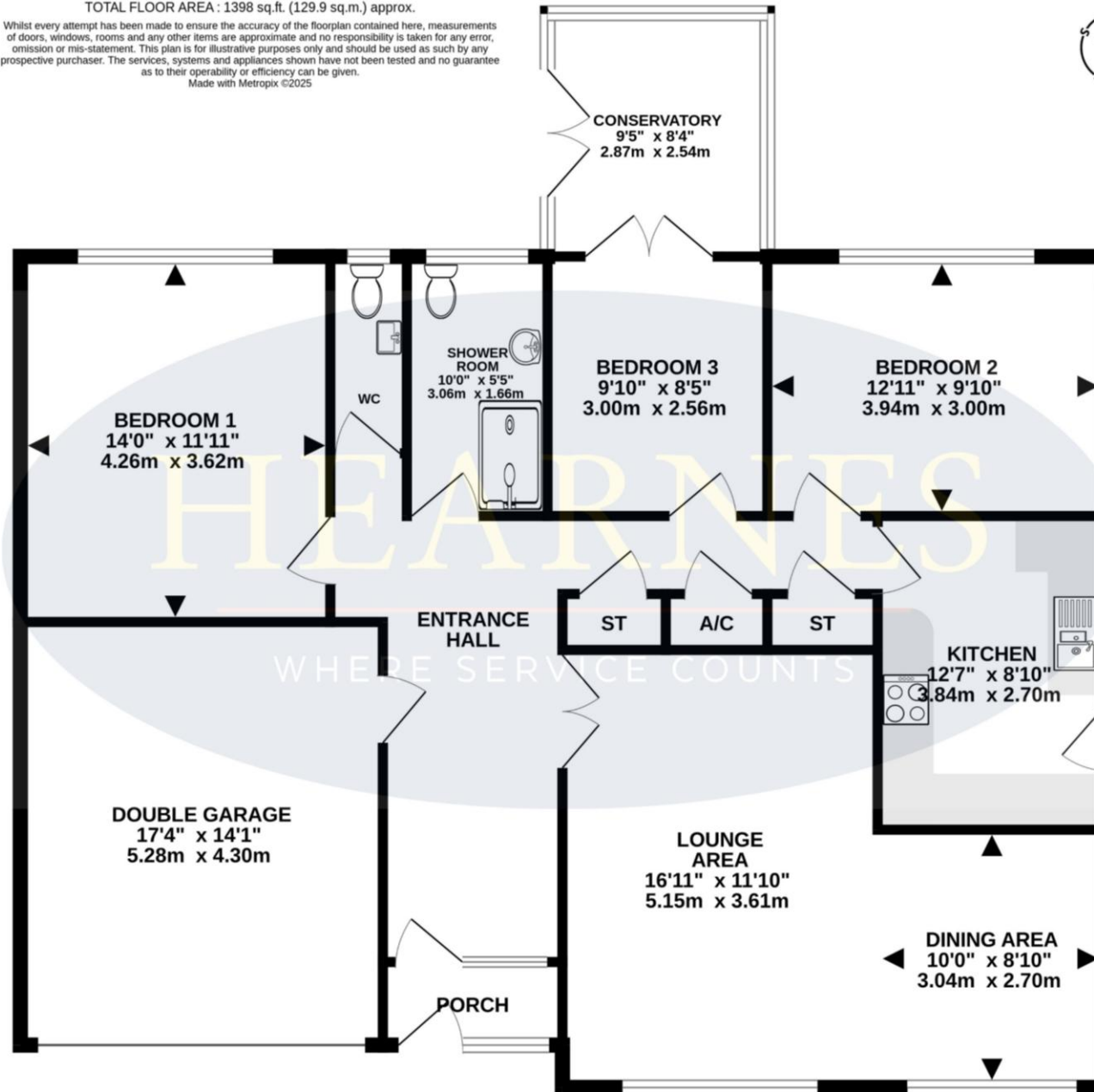
EPC RATING: C

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 : 1398 sq.ft. (129.9 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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