



Linden Close  
West Parley, Dorset BH22 8HF

# FREEHOLD PRICE

## £525,000

***“Well proportioned detached bungalow situated at the head of a very popular cul-de-sac offered with NO CHAIN”***

This traditional detached bungalow provides excellent scope for modernisation and occupies a secluded position with a private, established southerly aspect.

The accommodation comprises; three double bedrooms served by a modern shower room with oversized cubicle, a functional fitted kitchen, open plan lounge/dining room and an additional spacious double glazed conservatory with access to the rear garden.

Other benefits include a modern gas combination boiler and radiator heating, double glazing, separate utility room and cloakroom, WC, convenient entrance porch, driveway parking for several vehicles to a detached garage and the private garden.

- Double glazed arched **front door** leads to a convenient entrance porch
- **Entrance porch** with double glazed window to the side and tiled flooring and a further ornate glazed UPVC front door giving access to the entrance hall
- **Entrance hall** L-shaped with an arch through to a further inner hallway
- **Inner hallway** with hatch to loft space and doors to cupboard housing radiator with slatted shelving above
- **Lounge/dining room** double glazed bow window to the front aspect with further double glazed doors in the dining area giving access to the conservatory, centrally positioned Purbeck stone fireplace with wooden mantle, slate hearth and inset gas flame effect fire
- **Kitchen** comprising a range of base and wall mounted units with adjoining worktops, one and a half bowl sink unit with mixer taps and double glazed window above providing views through the conservatory to the garden, space for range style cooker with chimney style extractor hood above, space, power and plumbing for washing machine, integrated and concealed fridge/freezer, tiled flooring and splashbacks with double glazed single door to the conservatory
- **Conservatory** Impressive dual aspect conservatory with double glazed windows to the rear and double glazed French doors to the side giving access to and overlooking the rear garden, pitched polycarbonate roof and integral single door to utility room
- **Utility room** worktop with space, power and plumbing below for utilities, modern replacement Glowworm gas combination boiler, tiled flooring, pitched polycarbonate roof and door to the separate cloakroom
- **Separate cloakroom, WC**
- A further double glazed door gives access to the **side courtyard area** of garden which conveniently leads to the detached garage
- **Bedroom one** double glazed bow window to the front aspect with range of fitted wardrobes with sliding mirror fronted doors
- **Bedroom two** double glazed bow window to the front aspect
- **Bedroom three** double glazed window to the rear aspect, fitted wardrobes with sliding mirror fronted doors
- **Main shower room** modern fitted suite comprising one and a half size corner shower cubicle with tiled splashback and chrome shower attachment and over head rainfall shower, vanity unit, shelves and cupboards with inset basin, WC, double glazed window to the rear, tiled flooring, inset spotlights and wall mounted heated towel rail

#### Outside:

- **Front driveway parking** sweeping across the front of the property with a remaining section of garden and a timber gate to the rear garage
- **Garage** measuring 18ft 7in x 10ft 6in, up and over door, power and light
- **Rear garden** measuring 90ft maximum in width maximum x 40ft maximum in length enjoying high levels of privacy with sections of lawn and patio with well stocked flower and shrub borders

**COUNCIL TAX BAND: E**

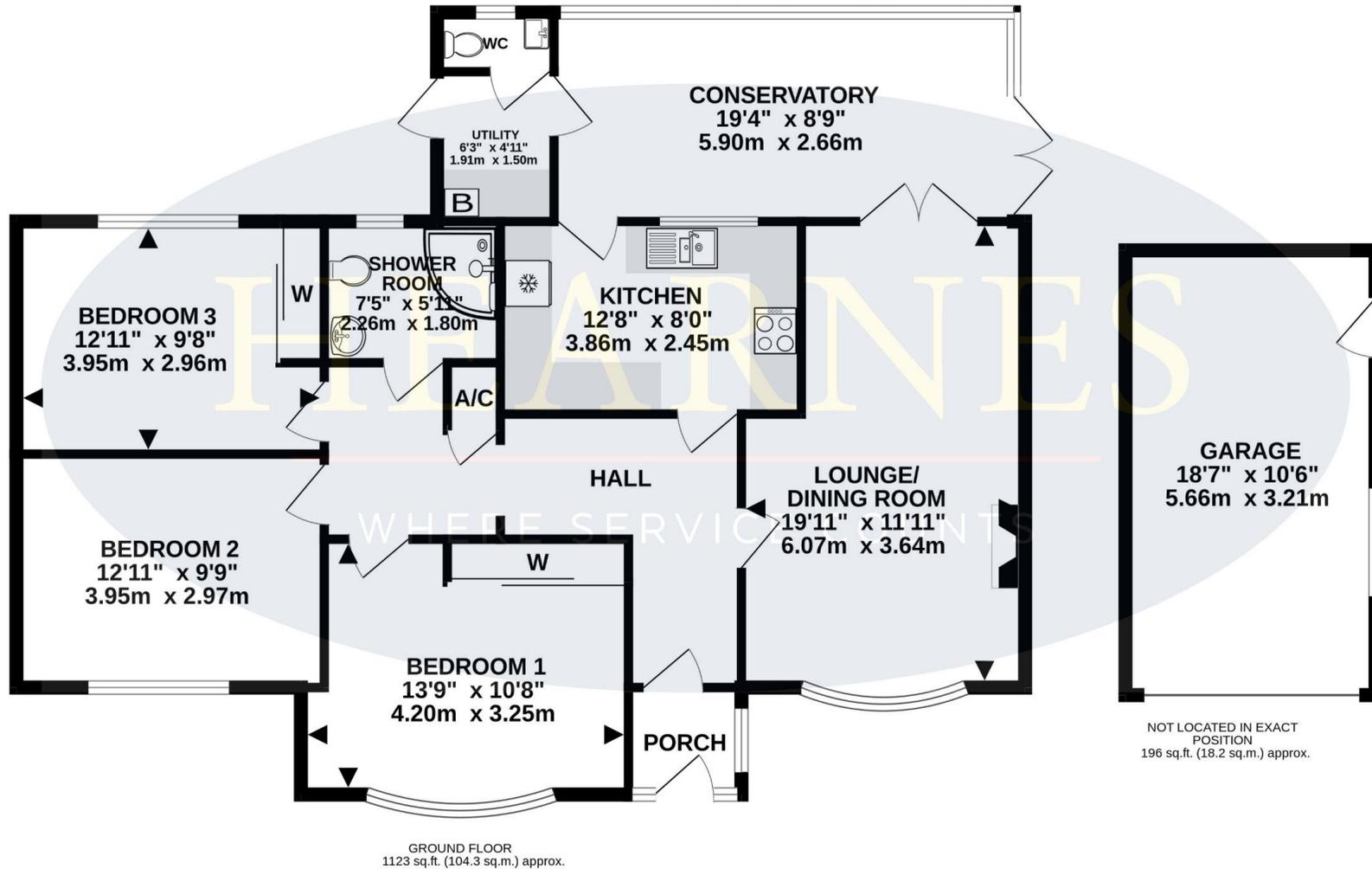
**EPC RATING: E**

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TOTAL FLOOR AREA : 1319 sq.ft. (122.5 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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