

# Mansfield Close

West Parley, BH22 8QP





# *“A modernised and extended family home with a secluded 50’ south facing garden in a cul de sac”*

**FREEHOLD PRICE £425,000**

This immaculately presented extended and modernised three bedroomed link detached family has a 50’ secluded south facing rear garden with summer house, single garage and driveway providing generous off road parking.

This superbly positioned and immaculately presented family home has been extended on the ground floor to create a study area off the lounge/dining room and utility room with ground floor cloakroom. The secluded south facing plot in a cul de sac location, are also two particular features.

- **Three bedroomed, link detached family home with secluded south facing rear garden**

## **Ground Floor**

- **Entrance porch**
- **Entrance Hall** with understairs cupboard
- **21’ lounge/dining room** with picture window overlooking the front garden
- **Study area** which enjoys a dual aspect with a view over the rear garden and door giving access
- **Modern kitchen** incorporating ample roll top work surfaces with a good range of base and wall units, integrated Neff 4 ring gas hob, oven and grill above, recess plumbing for slimline dishwasher, space for fridge/freezer, tiled floor and window overlooking the rear garden, door leading to the utility room
- **Utility Room** with recess and plumbing for washing machine, wall mounted gas fired Worcester boiler, tiled floor, internal door leading through to the garage, door leading out to the garden and further door leading through into the cloakroom
- **Cloakroom** is finished in a white suite incorporating a WC, wash hand basin, tiled floor

## **First Floor**

- **First floor landing with loft hatch**
- **Bedroom one** is a generous sized double bedroom benefitting from fitted wardrobes
- **Bedroom two** is also a double bedroom
- **Bedroom three** is a single bedroom
- Spacious **family bathroom** finished in a stylish white suite incorporating a shower bath with shower over, pedestal wash hand basin, wc, partly tiled walls

**COUNCIL TAX BAND: D**

**EPC RATING: D**

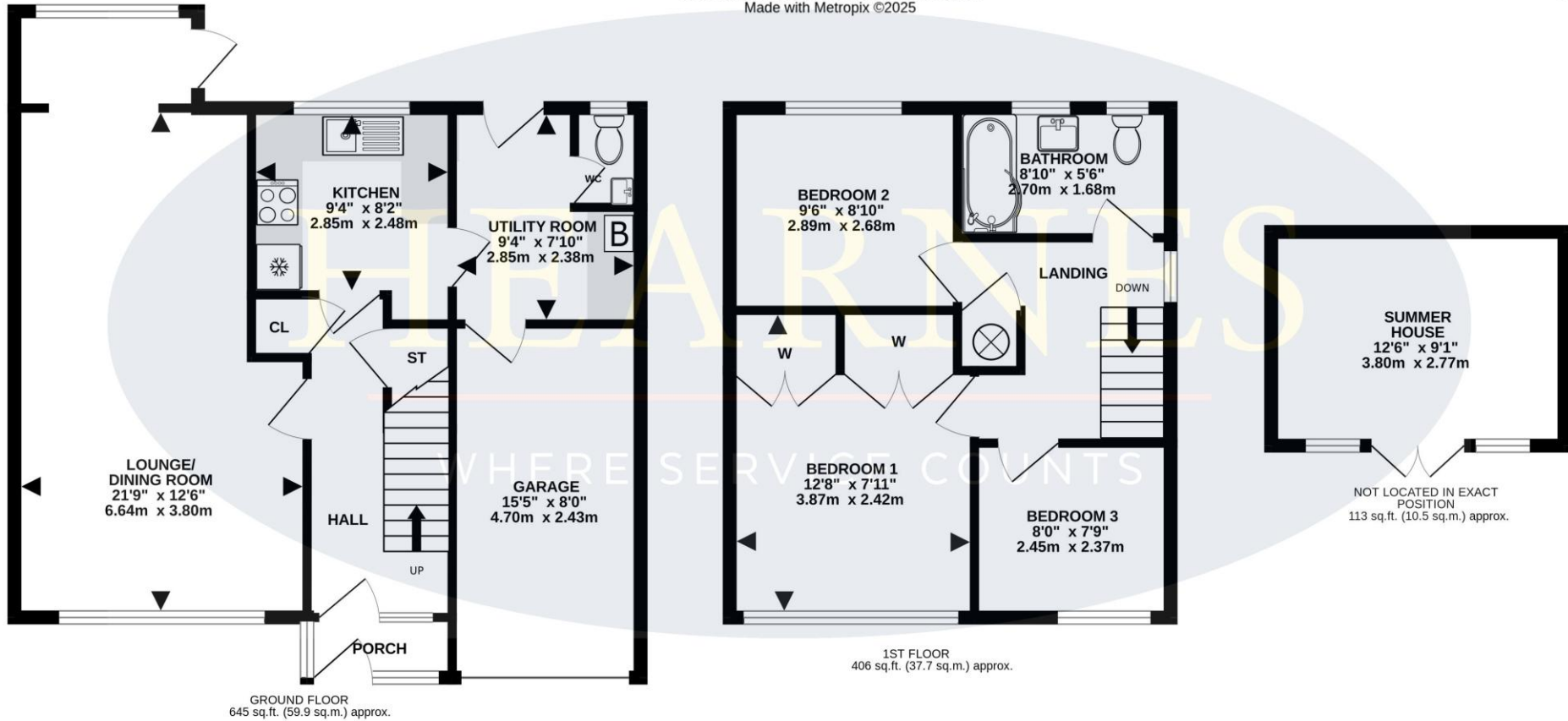




TOTAL FLOOR AREA : 1163 sq.ft. (108.1 sq.m.) approx.

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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## Outside

- The **rear garden** is a superb feature of the property as it faces a **southerly aspect** and offers an excellent degree of seclusion and measures approx. 50' in length x 30' in width
- Adjoining the rear of the property there is an **Indian Sandstone paved patio**, with the remainder of the garden predominantly laid to lawn. Stepping stones lead down to the far end of the garden where there is a summer house/log cabin which has light and power, this would make an ideal home office, the garden itself is fully enclosed by fencing
- To the front a **gravel drive** provides generous **off road parking** and in turn leads up to a **single garage**, the garden is stocked with many attractive plants and shrubs
- **Single garage** has a metal up and over door, light and power, and internal door leading through into the utility room

Further benefits include double glazing, and a gas fired central heating system.

There is a good selection of amenities at West Parley approximately 1 mile 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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