



**HEARNES**  
WHERE SERVICE COUNTS

**Mansfield Close  
West Parley, Dorset, BH22 8QP**

# FREEHOLD GUIDE PRICE

## £510,000

## *“Fantastic four double bedroom detached family home in a quiet cul-de-sac”*

A well-maintained four double bedroom detached family home enjoying a secluded and landscaped rear garden, integral garage and off-road parking for several vehicles. Situated in peaceful cul-de-sac a short distance to local amenities and Ferndown’s town centre.

- **Four double bedroom detached family house**

**Ground floor:**

- **Entrance porch** with storage cupboards and fully tiled flooring leading through to entrance hall and kitchen/diner
- **Cloakroom** with vanity wash hand basin and WC
- **Modern kitchen/diner** with integrated eye level slide and hide Neff double ovens, Neff induction hob, with extractor above, ample floor and wall units for storage with granite worktops throughout
- **Utility room** with space for American style fridge freezer, chest freezer and washing machine, door leading to the integral garage and a door leading out to the rear garden
- **21ft lounge** with large picture window overlooking the front of the property and double doors leading to the office/snug

**First floor:**

- Good sized **master bedroom** with ample space for wardrobes and storage
- Generous sized **second bedroom** with built in wardrobe and cupboard
- Two further **double bedrooms** both overlooking the rear garden
- **Family bathroom** with eco-bath, overhead electric shower, wash hand basin with storage underneath, w/c and heated towel radiator

**Outside:**

- **Rear garden** measuring approximately 55ft x 30ft with raised decking area built approx. 2 years ago, patio, lawn and shed whilst offering an excellent degree of seclusion
- Front **driveway** providing off-road parking for five to six vehicles and a fantastic modern benefit is a built in EV charging point for electric vehicles
- **Single garage** with a metal up and over door and a door leading through to the utility room
- **Further benefits include:** double glazing, replacement UPVC fascia’s and soffits and a gas-fired central heating system

Ferndown offers an excellent range of shopping, leisure and recreation facilities, with the town centre approximately 1.5 miles away. Local amenities on Glenmoor Road including a convenience store and a bus stop are around 800 metres away.

**COUNCIL TAX BAND: D**

**EPC RATING: D**

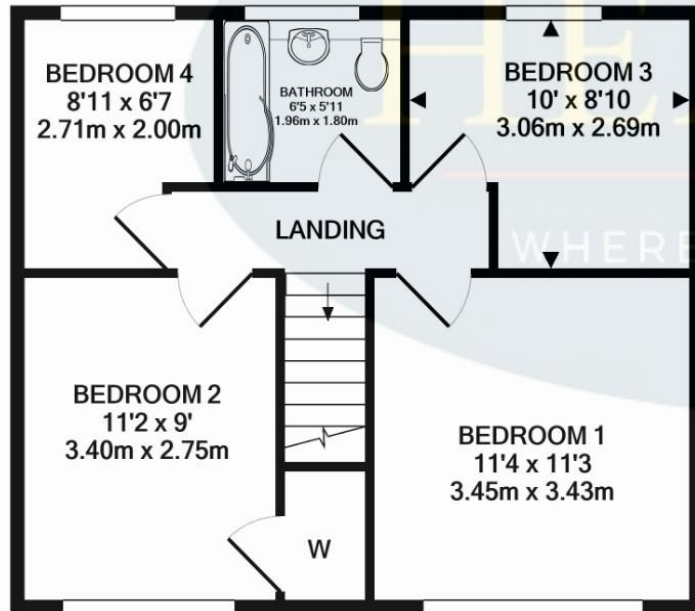
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



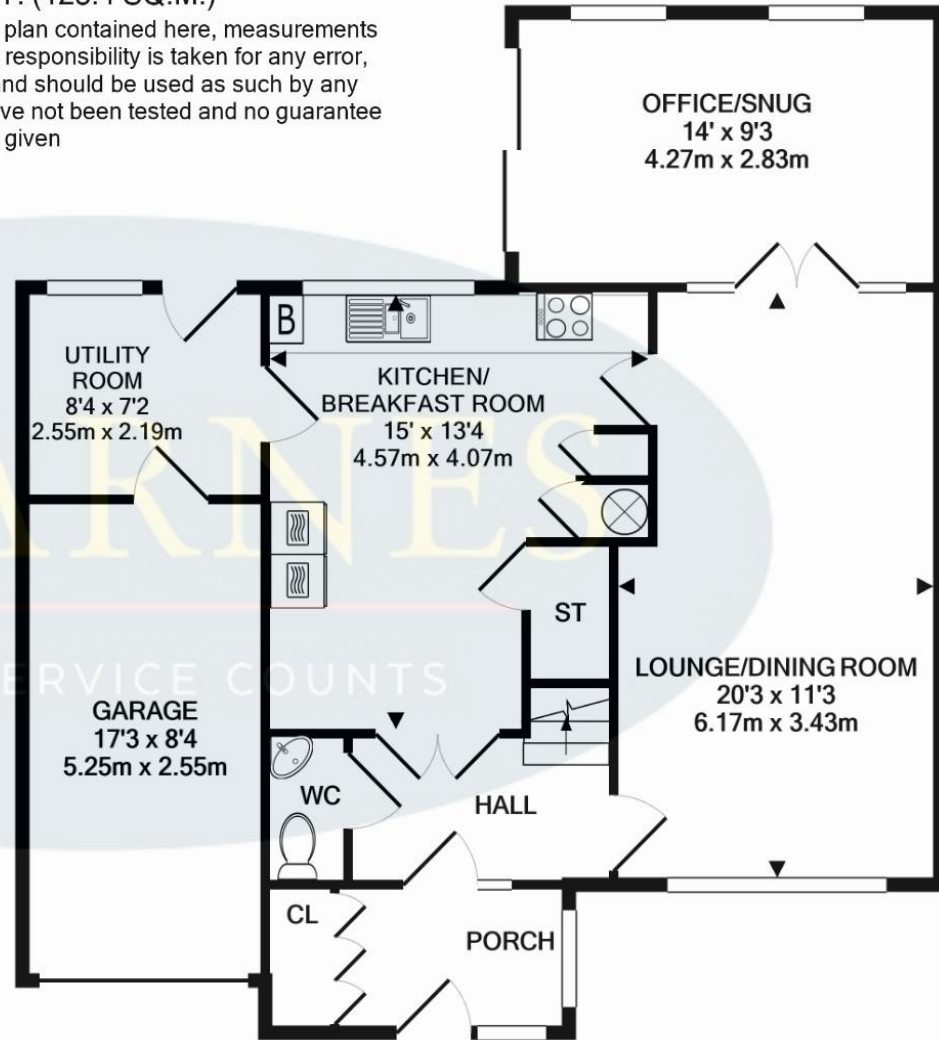
**TOTAL APPROX. FLOOR AREA 1329 SQ.FT. (123.4 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR  
APPROX. FLOOR  
AREA 471 SQ.FT.  
(43.8 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 858 SQ.FT.  
(79.7 SQ.M.)

