

Christchurch Road

West Parley, Ferndown BH22 8SL



HEARNES

WHERE SERVICE COUNTS



“A detached bungalow extended to provide a stunning bespoke kitchen with planning granted to extend into the roof with 120’ southerly aspect rear garden”

FREEHOLD PRICE £475,000

A superb opportunity to acquire this charming traditional detached bungalow occupying a secluded semi rural position within 1/5th of an acre plot.

The accommodation comprises two original double bedrooms served by a spacious family bathroom with jacuzzi bath and separate shower cubicle, a very well proportioned sitting/dining room with patio doors and an exceptional bespoke ‘Wren’ kitchen in a stylish pencil grey complimented by a vast island unit, bi-fold doors and a lantern style roof light. Other benefits include newly installed gas combination boiler with partial radiators, underfloor heating, reception hallway, double glazing, driveway parking for several vehicles with gated access to further secure parking and a detached tandem garage set within the impressive southerly aspect rear garden measuring 120’ in length.

The current owners have obtained planning permission with plans drawn up for a further two bedrooms and two en suites on the first floor.

- Partially covered entrance with a double glazed door to the **entrance hall**, Stratex flooring continuing through to the kitchen and extended reception room
- **Sitting/dining room** with double glazed French doors giving access to and overlooking the rear garden, open access through to the kitchen/breakfast room
- Stunning open plan **kitchen/breakfast room** has recently been re-fitted by ‘Wren’ with comprehensive range of base and wall mounted units with soft close drawers and brass piping, central island unit with inset induction hob, extractor fan and vast range of cupboards below, integrated and raised double ovens and space for an American style fridge freezer, worktop with space and plumbing below for washing machine and drier, single drainer sink unit with chrome mixer tap and bespoke splashback, integrated and concealed dishwasher, underfloor heating throughout, impressive lantern style roof light providing excellent light and feeling of space, ample room for dining table and chairs , bi-fold doors giving access to the rear garden, double glazed window to the side aspect
- **Bedroom one** has a double glazed window to the front aspect, Stratex flooring
- **Bedroom two** has a double glazed window to the front aspect
- **Family bathroom/shower room** fitted in a stylish modern suite to incorporate a jacuzzi spa bath with mixer taps and shower hose, separate corner shower cubicle with chrome raindrop shower head and separate shower attachment, wash hand basin with vanity storage below, WC, tiled walls and flooring, double glazed window to the side aspect

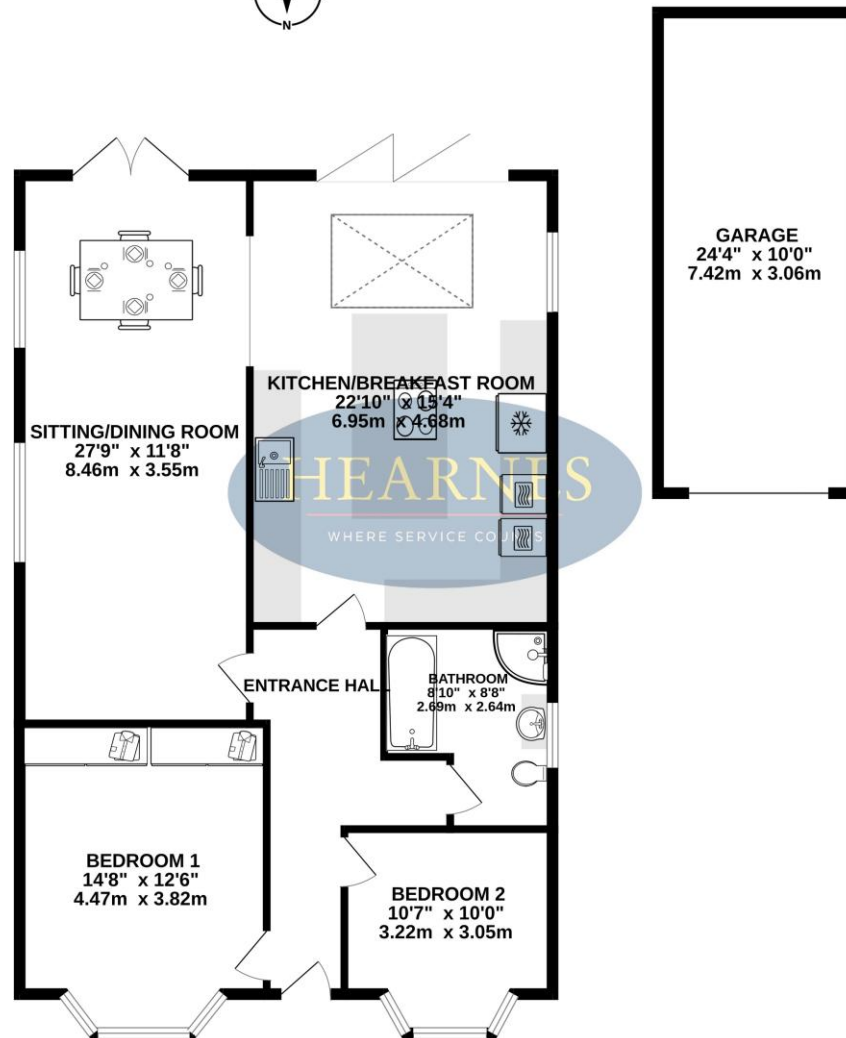
COUNCIL TAX BAND: D

EPC RATING: E





GROUND FLOOR
1388 sq.ft. (128.9 sq.m.) approx.



TOTAL FLOOR AREA: 1388 sq.ft. (128.9 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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Outside

- The secluded rear garden is a superb feature of the property, measures 120' x 40' and faces a southerly aspect. The garden is laid mainly to lawn and bordered with recently fitted timber fencing and mature shrubs
- The property is accessed via timber gates to the driveway which provides parking for several vehicles and gated access to secure storage of a motorhome etc
- Tandem garage measuring 24' x 10'

The property is conveniently situated only 500 yards from West Parley shopping parade, Post Office, Tesco Express and Lidl together with access to Hurn Airport, a local SANG ideal for dog walkers and access to Parley Common adjacent to Ferndown golf course.



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