

Ellesfield Drive

West Parley, Ferndown, BH22 8QN



HEARNES

WHERE SERVICE COUNTS



“A generous sized and detached bungalow occupying a secluded corner plot and offered with no onward chain”

FREEHOLD GUIDE PRICE £600,000

This superbly positioned and well presented three double bedroom, two reception room detached bungalow has a double glazed conservatory, a 75' private rear garden, 22' detached garage and a driveway providing generous off road parking.

This light and spacious bungalow occupies a larger than average and secluded corner plot whilst situated within a sought after location within West Parley.

The current owners have been in residence for circa 45 years. The property now comes to the market offered with no onward chain.

- **Three double bedroom detached bungalow occupying a large secluded corner plot**
- 23' x 15' Spacious **reception/dining hall** with two coat cupboards and a double airing cupboard
- 19' x 15' Dual aspect **lounge** enjoying a southerly aspect and a pleasant outlook over the side and front gardens. An attractive focal point of the room is a stone built fireplace with a display shelf to one side and a living flame coal effect gas fire
- **Kitchen/breakfast room** incorporating rolltop work surfaces, base and wall units, low level breakfast bar, space and plumbing for dishwasher, space for fridge/freezer, integrated oven, hob and extractor, wall mounted gas fired Worcester boiler, double glazed door leading out into a garden room/utility room, further door leading through into the office
- **Garden room** has rolltop worktop work surfaces with an inset sink unit, recess and plumbing for washing machine, door leading out into the garden
- **Study/dining room** with a double glazed window overlooking the rear garden and a sliding patio door leading out into the conservatory
- **Conservatory** is fully double glazed and has double glazed French doors leading out onto a private southerly facing patio area
- **Bedroom one** is a large double bedroom enjoying a dual aspect
- **Bedroom two** is also a large double bedroom enjoying a dual aspect with a fitted double wardrobe, sink unit with storage beneath
- **Bedroom three** is also a double bedroom with fitted wardrobes
- Separate **cloakroom** finished in a white suite
- Spacious family **bathroom/shower room** incorporating a corner bath with mixer taps and shower hose, large corner shower cubicle, wash hand basin with vanity storage beneath, WC, fully tiled walls

COUNCIL TAX BAND: F

EPC RATING: D

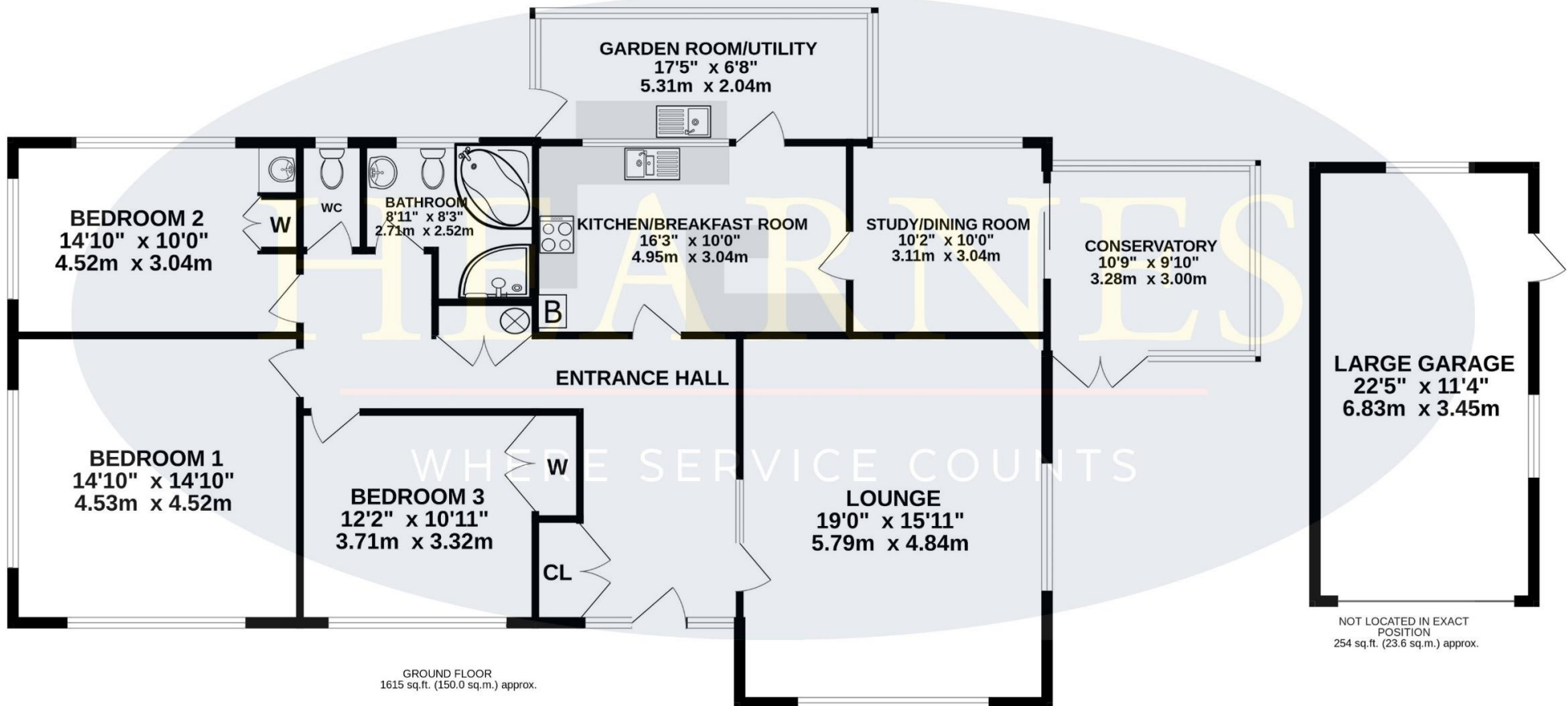




TOTAL FLOOR AREA : 1869 sq.ft. (173.6 sq.m.) approx.

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 fully enclosed, offers an excellent degree of seclusion and has a maximum overall measurement of 75' x 45'
- Adjoining the rear of the property there is a paved patio area. The remainder of the garden is predominantly laid to lawn and bordered by well stocked flower beds. Within the garden there is a useful timber storage shed and summerhouse. A path leads down to a side door into the garage. A side gate opening onto the side driveway and a path also continues round to a further area of private southerly facing paved side garden
- There is a large area of **front and side lawn** which is extremely well kept. The front garden is stocked with many attractive mature plants and shrubs. A path leads up to the front entrance of the property
- A **driveway** provides generous off road parking for approximately four vehicles and in turn leads up to a 22' detached garage
- 22' Detached **garage** has a metal up and over door, light and power and a side door
- **Further benefits** include double glazing, replacement UPVC fascias and soffits, a gas fired heating system, security alarm and the property is offered with no onward chain

There is a small selection of amenities on Glenmoor Road approximately 650 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 1 mile away. There is a further selection of amenities at West Parley less than 1 mile away. There are several well renowned Public Houses on Christchurch Road to include The Horns Inn, The Owls Nest, and The Pear at Parley approximately ½ a mile to 1 mile away respectively.



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