

Crescent Walk

West Parley, Dorset BH22 8PZ





“A superbly positioned 3,011 sq ft family home with a tandem garage and large detached outbuilding sitting proudly on a private plot measuring 0.24 of an acre”

FREEHOLD GUIDE PRICE £900,000

This well maintained and extremely spacious five bedroom, two bathroom, one shower room, three reception room detached family home has a double glazed conservatory overlooking a private rear garden with a detached outbuilding (former tandem garage) and driveway providing generous off road parking, whilst sitting centrally on a good size secluded plot measuring 0.24 of an acre. The property may require some modernisation.

This extremely spacious and versatile 3011 sq ft family home has been owned by the current owner for circa 47 years over which time the property has been extremely well maintained. The plot and position are two particular features. Crescent Walk is a sought after location within West Parley.

- **A 3011 sq ft five bedroom detached family home on a 0.24 acre plot**

Ground floor:

- Impressive **reception hall** with tiled floor and internal door leading through into a tandem garage
- 17ft **Inner hallway** with coat cupboard and wood block parquet flooring continuing through the majority of the ground floor accommodation
- 18ft **Dual aspect lounge** with double glazed sliding patio doors opening out onto the front garden. An attractive focal point of the room is an exposed brick open fireplace with tiled hearth, wooden mantle over and fitted shelving and storage unit either side
- Good size **separate dining room** with sliding patio doors opening out onto a private, south facing area of side garden, serving hatch through to the kitchen
- The **kitchen** incorporates ample worktops with a good range of base and wall units, integrated Bosch gas and electric hobs with extractor canopy above, Bosch oven and microwave, central island unit, stainless steel sink unit with drainer and additional stainless steel rinse sink, recess and plumbing for dishwasher, recess for fridge/freezer, tiled floor, double glazed window to the side aspect, double doors leading through into the conservatory
- **Utility/larder** with fitted shelving, space and plumbing for washing machine
- Impressive double glazed **conservatory** with a radiator allowing for this room to be used all year round, tiled floor, double glazed French doors leading out onto the rear garden and a further door leading out onto the **side garden**
- **Snug/garden room** with fitted storage cupboards and cupboards above and sliding patio doors leading out onto the rear garden
- **Shower room** finished in a Heritage style white suite incorporating a large shower cubicle, WC, wash hand basin with vanity storage beneath, partly tiled walls and tiled floor

First floor:

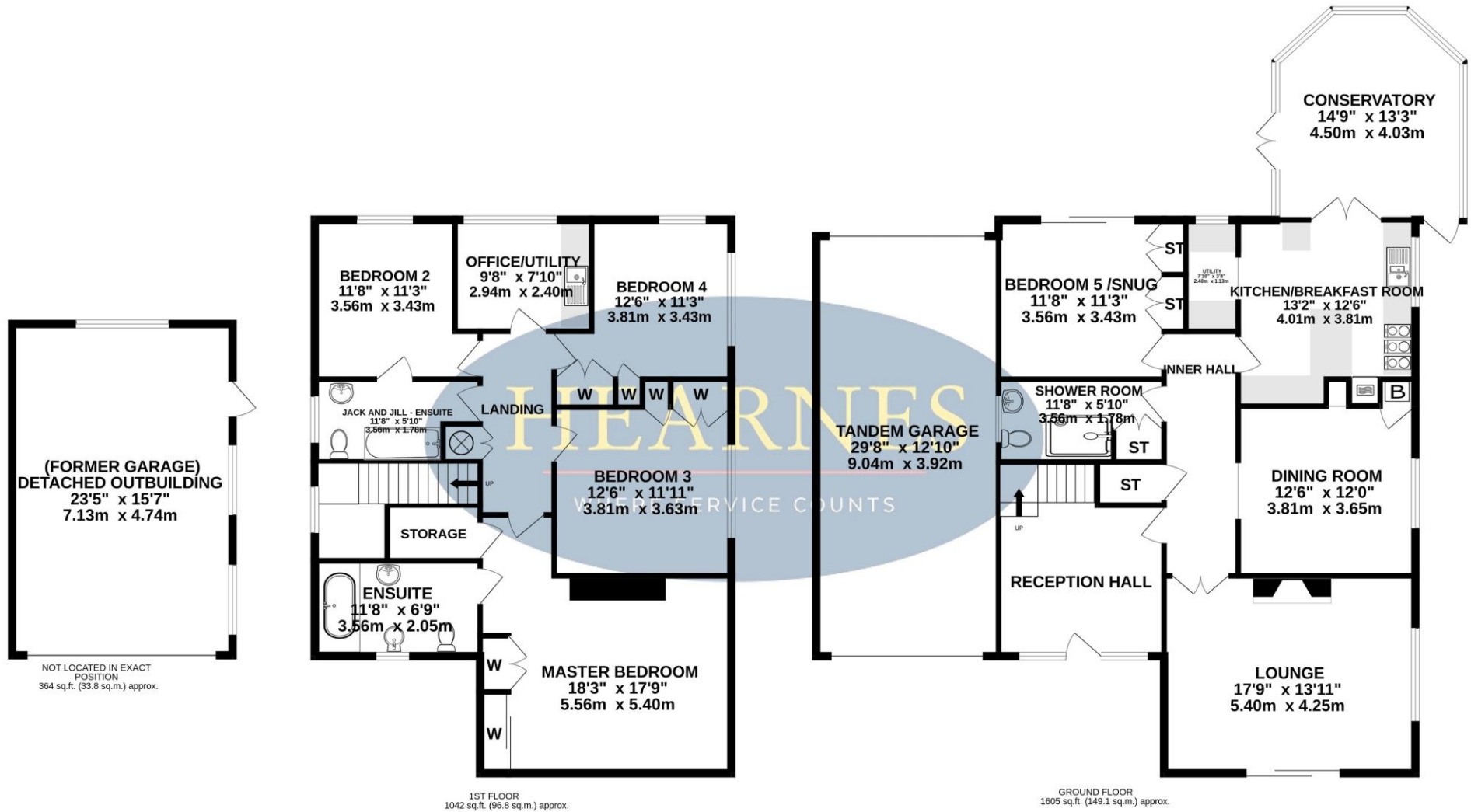
- Good size **first floor landing**. Parquet flooring throughout (with the exception of the office and bedroom two)
- **Bedroom one** is a generous size dual aspect double bedroom benefitting from fitted wardrobes and a walk-in storage cupboard
- Spacious **en-suite bathroom** finished in a white Heritage style suite incorporating a pedestal wash hand basin, oversized bath with tiled surround with mixer taps and separate shower hose, WC, bidet, fully tiled walls and flooring
- **Bedroom two** is also a double bedroom with door into the 'Jack & Jill' family bathroom
- **'Jack & Jill' family bathroom** finished in a white suite incorporating a panelled bath with shower over, pedestal wash hand basin, WC, tiled floor, partly tiled walls
- **Two further generous size double bedrooms** both with fitted wardrobes
- **Fifth bedroom** which is currently being used as a study has a kitchenette and wall mounted gas fired boiler

COUNCIL TAX BAND: F

EPC RATING: D







TOTAL FLOOR AREA : 3011 sq.ft. (279.7 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 measures approximately 65ft x 65ft, is fully enclosed by mature shrubs and fencing and offers an excellent degree of seclusion
- Adjoining the rear of the property there is a good size **block paved Indian sandstone patio** which runs alongside a former detached garage. The garden itself is stocked with many attractive plants and shrubs. Also within the garden there is a good size timber framed greenhouse
- There is a further area of **private side garden** which has been landscaped for ease of maintenance and has a good size timber decked area, gravelled area, side gate opening onto the front garden and the side garden is again stocked with many attractive ornamental plants and shrubs
- **Former detached garage** is a superb outbuilding which could be used as a gym or could even be converted as a home office. The metal up and over door remains, there is light and power and double glazed windows
- A **front gravelled driveway** provides generous off road parking for several vehicles which in turn leads up to a tandem garage. There is a good size area of front lawn. The front garden is stocked with many mature plants and shrubs
- **Tandem garage** has remote control roll up and over door at either end, light and power and an internal door leading through into the property
- **Further benefits include;** double glazing, two separate gas fired heating systems which individually heat the hot water and central heating on the ground and first floor separately

Ferndown's town centre is located less than 1.5 miles away. Ferndown offers a championship golf course on Golf Links Road, the club house of the golf course is located approximately 1 mile away. There is a small selection of amenities at West Parley approximately less than half a mile away.



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