

Ebor Close

West Parley, Dorset BH22 8LZ



HEARNES

WHERE SERVICE COUNTS



“A rarely available and superbly positioned chalet bungalow occupying a secluded corner plot measuring 0.3 of an acre in a sought after cul-de-sac”

FREEHOLD PRICE £625,000

This superbly positioned and generous sized three double bedroom, one bathroom, one shower room, two reception room detached chalet bungalow has a 90ft secluded rear garden, single garage, car port and driveway providing generous off road parking. Whilst occupying a secluded corner plot measuring 0.3 of an acre.

This light and spacious property has an enormous amount of scope and potential to be enlarged and enhanced (subject to the necessary planning consents). The property is tucked away in a sought after cul-de-sac within West Parley and now comes to the market offered with no forward chain.

- **A three double bedroom detached chalet bungalow with a 90ft secluded garden occupying a plot measuring 0.3 of an acre and no chain**

Ground floor:

- **Spacious entrance hall**
- **Generous size lounge** with stone fireplace and a picture window overlooking the front garden
- **Separate dining room** with sliding patio doors leading out to the rear garden and sliding internal doors leading through into the lounge
- **Kitchen** incorporating roll top worksurfaces, base and wall units, integrated oven, hob and extractor, recess and plumbing for dishwasher, recess for fridge/freezer, airing cupboard, cupboard housing a floor standing Potterton boiler and window overlooking the rear garden
- **Large utility room** with recess and plumbing for washing machine, space for fridge/freezer, sink unit, double glazed window to the front aspect and a side door opening onto the side path
- **Bedroom two** is a generous size double bedroom benefitting from an excellent range of fitted bedroom furniture
- **Bedroom three** is also a double bedroom benefitting from fitted wardrobes
- **Shower room** incorporating a walk-in shower area, WC, wash hand basin with vanity storage beneath, fully tiled walls

First floor:

- **Landing** with door giving access to a walk-in, easily accessible and useful loft storage space
- **Bedroom one** is a large double bedroom enjoying a dual aspect with fitted wardrobes, a door gives access into a large, easily accessible and useful loft storage space
- **En-suite bathroom** incorporating a panelled bath with mixer taps and shower attachment, pedestal wash hand basin, WC, bidet, fully tiled walls

COUNCIL TAX BAND: F

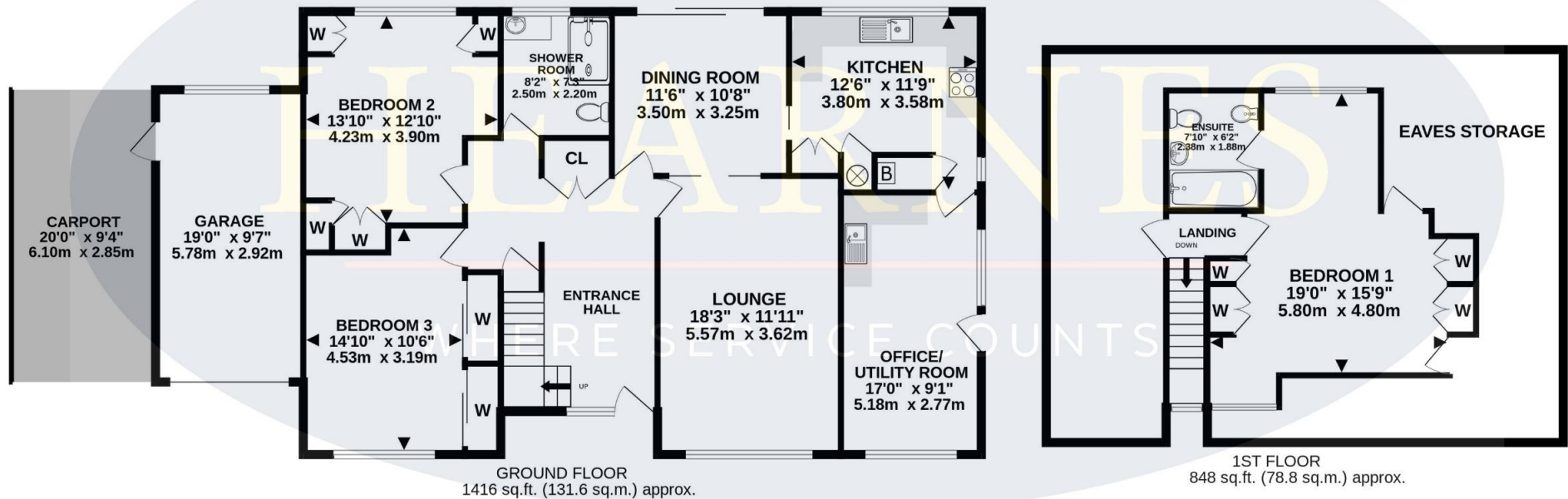
EPC: E





TOTAL FLOOR AREA : 2264 sq.ft. (210.4 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 90ft x 75ft, offers an excellent degree of seclusion and is fully enclosed by mature shrubs and fencing
- Adjoining the rear of the property there is a **paved patio** with the remainder of the garden predominantly laid to lawn. The garden is stocked with many mature plants and shrubs. At the far end of the garden there is a summerhouse and located close to the property there is a **useful timber storage shed**. There is a side path and side gate on either side of the property
- **A front driveway** provides generous off road parking which in turn leads up to a single garage and car port
- **Single garage** has a metal up and over door and a side personal door
- **Further benefits include:** some double glazing, gas fired heating system and the property now comes to the market offered with no onward chain

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 1.5 miles away.



6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ
Tel: 01202 890890 Email: ferndown@hearnes.com



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