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## 8 Lydlinch Close, West Parley, Ferndown, Dorset, BH22 8RT

**Guide Price £550,000**

**\*\* NO FORWARD CHAIN \*\* OVER 1,300 SQUARE FEET OF LIVING ACCOMMODATION \*\*** Link Homes Estate Agents are delighted to present for sale this, three bedroom, three bathroom detached bungalow situated in the much-desired West Parley location. Benefitting from an array of standout features including three good-sized double bedrooms with built-in wardrobes and bedrooms one and two offering three-piece en-suites, an open-plan kitchen/dining room with direct access onto the well-maintained mature garden, a separate living room with a feature fireplace, a three-piece family bathroom suite, a tandem garage with a pitched roof offering power and lighting and a tarmacked driveway with parking for multiple vehicles! A must view to fully appreciate the accommodation on offer!

Lydlinch Close is situated in a quiet cul-de-sac in the much-desired West Parley location. West Parley is known for its residential nature with a handful of independent local pubs including The Pear at Parley, The Curlew and The Horns Inn. Other local amenities in Ferndown and Parley Golf Clubs, Haskins Garden Centre, Ferndown Leisure Centre, Chapel Gate, Bournemouth International Airport and Adventure Wonderland Theme Park. Local schools include both Ferndown Middle School and Ferndown Upper School which is approximately 1.9 miles away. A truly great location!

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.







## Ground Floor

### Porch

Ceiling light, UPVC double glazed arched doors to the front aspect, power points and tiled flooring.

### Entrance Hallway

Coved ceiling, ceiling lights, UPVC double glazed frosted door to the front aspect, radiator, smoke alarm, loft hatch, thermostat, storage cupboard with the water cylinder enclosed, telephone point and carpeted flooring.

### Living Room

Coved and smooth set ceiling, wall lights, UPVC double glazed window to the front aspect, UPVC double glazed frosted windows to the side aspect, two radiators, feature gas fireplace, television point, power points and carpeted flooring.

### Open Plan Kitchen/Dining Room

Coved and smooth set ceiling, spotlights, dual aspect UPVC double glazed windows to the rear and side aspect, composite stable door to the rear aspect, radiator, wall and base fitted units, integrated longline fridge/freezer, space for a washing machine, space for a dishwasher, four point induction hob with under oven and overhead stainless steel extractor fan, tiled splash back, power points stainless steel sink with drainer, storage cupboard with the boiler enclosed and part tiled flooring and carpeted.

### Bedroom One

Coved and smooth set ceiling, ceiling lights, UPVC double glazed sliding doors to the rear aspect, UPVC double glazed window to the side aspect, radiator, built-in double wardrobes with mirrored front, power points, en-suite shower room and carpeted flooring.

### En-Suite Shower Room

Coved ceiling, ceiling light, extractor fan, UPVC double glazed frosted window to the side aspect, enclosed electric shower, tiled walls, toilet, wall mounted sink with under storage, stainless steel wall mounted heated towel rail, wall mounted mirror and tiled flooring.

### Bedroom Two

Coved ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, built-in triple wardrobes, power points, en-suite and carpeted flooring.



### En-Suite Shower Room

Coved ceiling, ceiling light, extractor fan, UPVC double glazed frosted window to the side aspect, enclosed electric shower, wall mounted sink, wall mounted heated towel rail, toilet and tiled flooring.

### Bedroom Three

Coved ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, telephone point, power points, built-in sliding wardrobes with overhead cupboards and carpeted flooring.

### Bathroom

Coved ceiling, ceiling light, extractor fan, UPVC double glazed frosted window to the side aspect, tiled walls, panelled bath, toilet, pedestal sink, vanity unit with mirrored front, wall mounted heated towel rail and tiled flooring.

## Outside

### Garden

Partially patio and laid to lawn, surrounding wooden fences, flower beds, shrubbery, outside tap, outside light, side gated access to the off-road parking.

### Garage

Pitched roof with electric roller door, UPVC double glazed windows to the side aspect, power and lighting.

### Driveway

Tarmac driveway with space for multiple vehicles, lawn area, surrounding brick wall and wooden fence, tree, shingle boarder and flower beds.

## Agents Notes

### Useful Information

Tenure: Freehold  
EPC Rating: D  
Council Tax Band: E - Approximatley £2,971.53 per annum.

### Stamp Duty

First Time Buyer: £6,250  
Moving Home: 15,000  
Additional Property: £42,500