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**Cammel Road, West Parley
Dorset, BH22 8SB**

FREEHOLD PRICE

£425,000

“A well-proportioned detached three bedroom family home with conservatory, garage and no chain”

This modern detached family home is situated in an extremely sought after location popular with families, with convenient access to Parley First School, Tesco Express and further amenities, with regular bus services to nearby Ferndown town centre.

The accommodation comprises three first floor bedrooms served by a modern family bathroom and separate ground floor WC, a spacious lounge/dining room with French doors to a modern conservatory with pitched polycarbonate roof and views over the rear garden, together with a modern fitted kitchen and adjacent utility room with integral garage access and double glazed door to the rear. The property offers the potential to extend (Subject to the necessary planning consents).

Other benefits include gas radiator heating, double glazing, convenient entrance porch with clever integral walk-in store and an integral multi use room from the hall with an overhead lantern style window. The property also has the benefit of solar panels which are owned, these substantially reduce utility costs whilst also providing an income.

Ground Floor:

- Glazed door to convenient entrance porch - further window to the front and side and an internal door giving access to a walk-in cloak/storage cupboard with tiled flooring throughout
- Glazed timber door to the entrance hall
- **Entrance hall** – stairs to the first floor and a door to convenient multi use room, originally part of the side access but now covered with lantern light window, ideal as a study, hobbies room or for additional storage and could be converted
- **Kitchen** – modern kitchen comprising a range of base and wall mounted units with adjoining worktops, 1 ½ bowl sink unit with mixer taps and window above overlooking the rear garden, mosaic tiled splashbacks, integrated and raised oven and grill with inset four ring gas hob and extractor hood above, part glazed timber door to;
- Inner hallway – part glazed door giving access to the rear garden, an internal door to the garage and a continuation of the tiled flooring from the kitchen into a utility room with convenient work top and space, power and plumbing for a washing machine and dishwasher,, window above to the rear, space for a tall standing fridge/freezer and a wall-mounted Worcester gas boiler
- **Cloakroom** – WC, wash hand basin and opaque double glazed window
- **Lounge/dining room** – window to the front aspect with area for dining table and chairs and French doors giving access to the conservatory
- **Triple aspect conservatory** – pitched polycarbonate roof and French doors to one side giving access out to the garden and patio

First Floor:

- **Landing** – opaque window to the side aspect, door to the airing cupboard and a hatch to the loft space
- **Bedroom one** – window to the front aspect
- **Bedroom two** – window to the rear aspect
- **Bedroom three** – window to the front aspect
- **Family bathroom** – Modern matching white suite incorporating panelled bath with mixer taps and shower attachment, glazed shower screen, tiled splashbacks continuing to half height around the pedestal wash hand basin and WC and chrome heated towel rail

Outside:

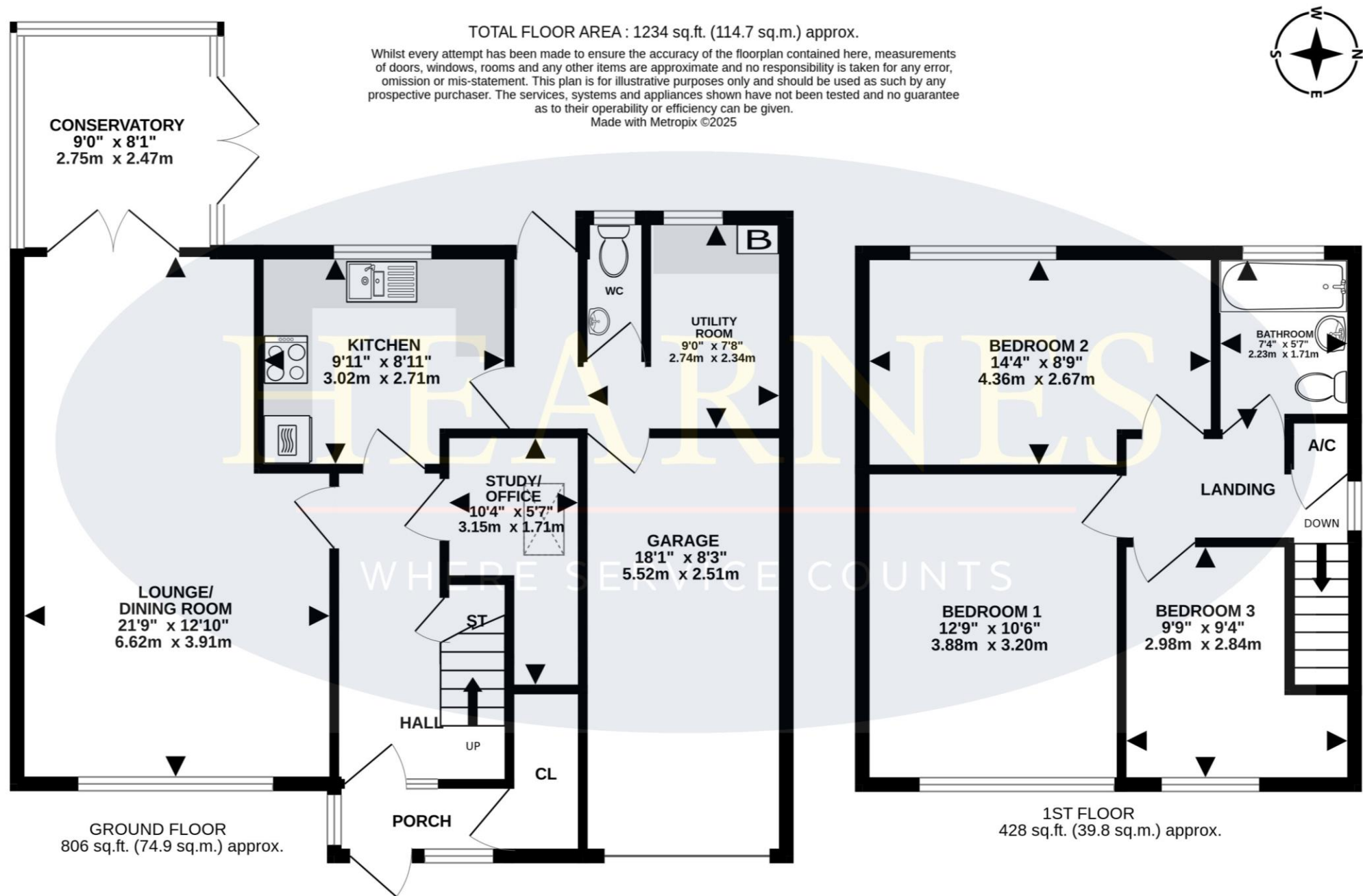
- Approximately 45ft x 40ft **rear garden** enjoying a delightful **westerly aspect** with a section of lawn and a private patio, all enclosed by timber fencing, with side gate access
- A paved driveway provides **off-road parking** for two to three vehicles
- The **single garage** has an up and over door, internal power and an internal door

COUNCIL TAX BAND: D

EPC RATING: C



AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.



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