



HEARNES

WHERE SERVICE COUNTS

**Wollaton Road,
West Parley, BH22 8QR**

FREEHOLD PRICE

Offers in Excess of £480,000

This superbly positioned and generous sized four bedroom, one bathroom, one shower room, two reception room detached family home has an enclosed rear garden, single garage and driveway.

This generous sized family home has undergone a number of improvements which includes a re-fitted family bathroom, a replacement gas fired boiler and some replacement double glazing. The property is situated in a popular and convenient location within Ferndown, located close to all the local schools and amenities.

- A four bedroom detached family home with a good sized enclosed rear garden

Ground floor:

- Entrance porch
- Large entrance hall
- Re-fitted ground floor **cloakroom** finished in a modern white suite
- **Kitchen** incorporating rolltop worksurfaces, base and wall units, integrated oven, hob and extractor, recess and plumbing for washing machine and dishwasher, space for an American style fridge freezer, tiled splashbacks, tiled floor, double glazed window overlooking the rear garden and double glazed door leading out onto a side path
- Light and spacious **lounge** with a living flame coal effect gas fire with wooden surround and sliding patio doors opening out into the rear garden
- Separate **dining room** with double doors leading through into the lounge and a double glazed window to the front aspect



First floor:

- Spacious **landing**
- **Bedroom one** is a generous sized double bedroom benefitting from an excellent range of fitted bedroom furniture
- **En suite shower room** finished in a stylish white suite incorporating a shower cubicle, pedestal wash hand basin, WC, fully tiled walls and flooring
- **Bedroom two** is also a generous sized double bedroom
- **Bedroom three** is also a double bedroom benefitting from fitted wardrobes with sliding doors
- **Bedroom four** is a good sized single bedroom
- **Family bathroom** re-fitted in a stylish white suite incorporating a panelled bath with shower screen and shower over with chrome raindrop shower head and separate shower attachment, wash hand basin with vanity storage beneath, WC with concealed cistern, fully tiled walls

Outside:

- The **rear garden** measures approximately 40' x 35' and is fully enclosed. Adjoining the rear of the property there is a decked seating area and paved patio with a paved path leading down to a side gate. The remainder of the garden is predominantly laid to lawn and the garden is fully enclosed
- A front **driveway** provides generous off road parking and in turn leads up to a single garage
- The **front garden** has been landscaped for ease of maintenance
- **Single garage** with metal up and over door and side personal door
- **Further benefits** include double glazing and a gas fired heating system with replacement boiler located in the loft

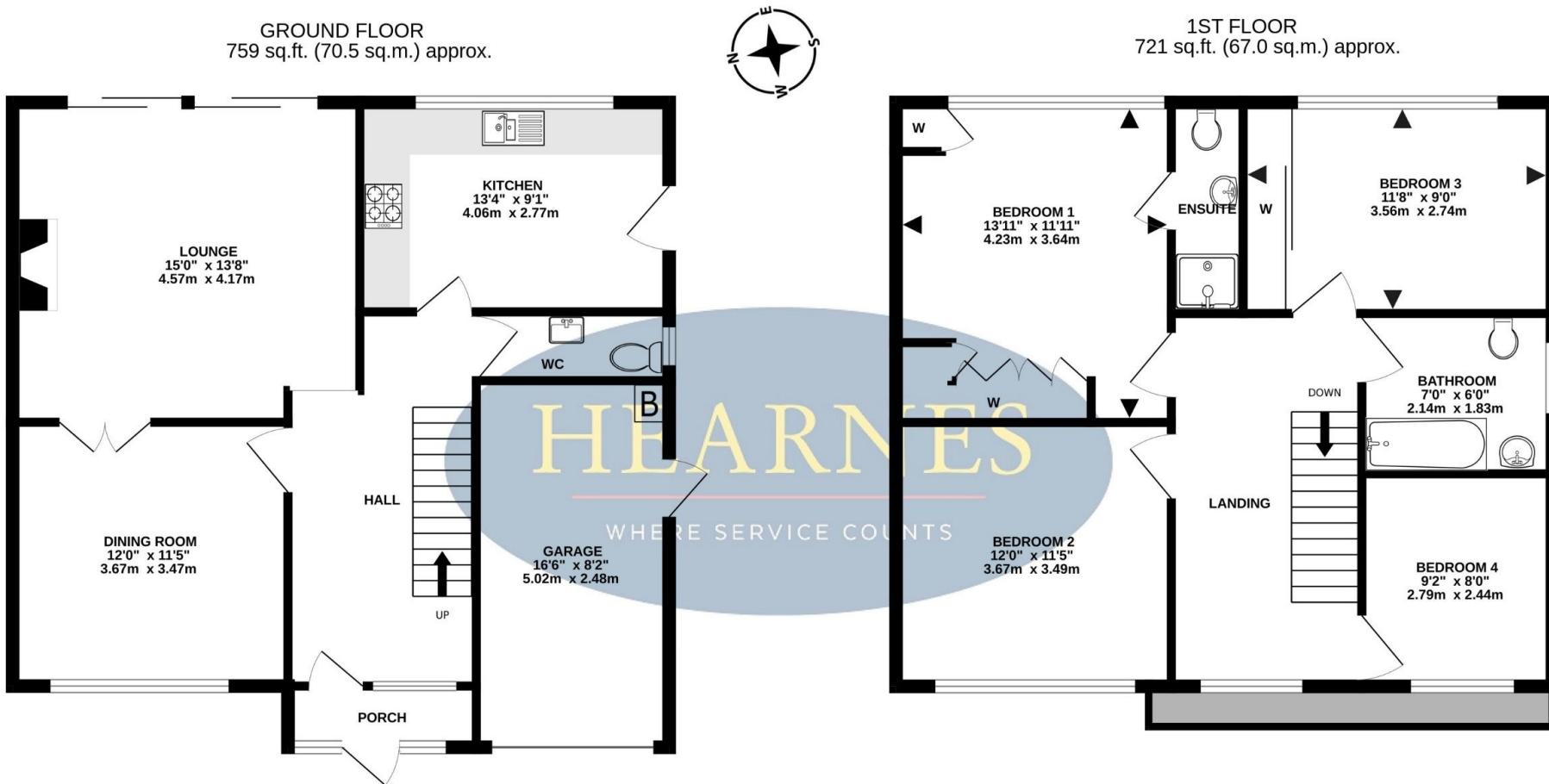
There is a small selection of amenities on Glenmoor Road approximately 300 metres away. Ferndown town centre is located approximately 1 mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.

COUNCIL TAX BAND: E

EPC RATING: D

“A generous sized family home with a good sized enclosed garden enjoying a popular residential area”

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's 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.



TOTAL FLOOR AREA : 1480 sq.ft. (137.5 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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