

# Linden Road

West Parley, Dorset, BH22 8RR





***“Decorated and modernised throughout to a very high standard, together with an exceptional extended family room overlooking immaculate landscaped gardens”***

**FREEHOLD PRICE £625,000**

This simply stunning detached bungalow is situated in a popular prime location within convenient access of both Ferndown and Wimborne, close to a parade of shops at Parley and within easy access of Bournemouth Airport and the A31 commuter routes.

The accommodation comprises three bedrooms served by a luxurious fully tiled shower room with walk in double shower, a dual aspect living room with bi fold doors giving access to the extended multi use family/dining room with vaulted ceiling skylight, Velux windows and French doors and windows giving access to and overlooking the patio and garden providing plenty on natural light, a gloss white bespoke kitchen with high specification integrated appliances and a door to the covered side driveway providing convenient dry access to the garage.

Other benefits include a pressurised gas boiler, double glazing, solid oak doors, entrance porch, spacious hallway, driveway parking for several vehicles, detached garage/workshop and a thoughtfully planned and landscaped southerly aspect rear garden with ample patio, a timber summer house and a hot tub.

- **Entrance porch** with windows and front door
- **Entrance hall** with laminate wood effect flooring, storage cupboard and a cupboard housing a cylinder tank
- **Lounge** with a window and door to the side and rear aspect
- **Family/dining room** vaulted ceiling, dual aspect with a window and French doors and wood laminate flooring
- **Kitchen** comprising bespoke range of white gloss base and wall mounted units and worktops, Bosch integrated and raised oven and grill, inset ceramic hob and offset contemporary extractor hood over, sink with window above, kickboard heating, wood laminate flooring, space for a fridge/freezer, door out to the car port (housing the plumbing for a washing machine and dryer)
- **Bedroom one** bay window to the front aspect
- **Bedroom two** window to the side aspect
- **Bedroom three** window to the front aspect
- **Shower room** luxuriously refitted with a dual width walk in shower cubicle and glazed screen, fully tiled walls and flooring, contrasting vanity unit and cupboard with inset mono bloc sink, low level wc, chrome radiator and two windows

**COUNCIL TAX BAND: D**

**EPC RATING: C**

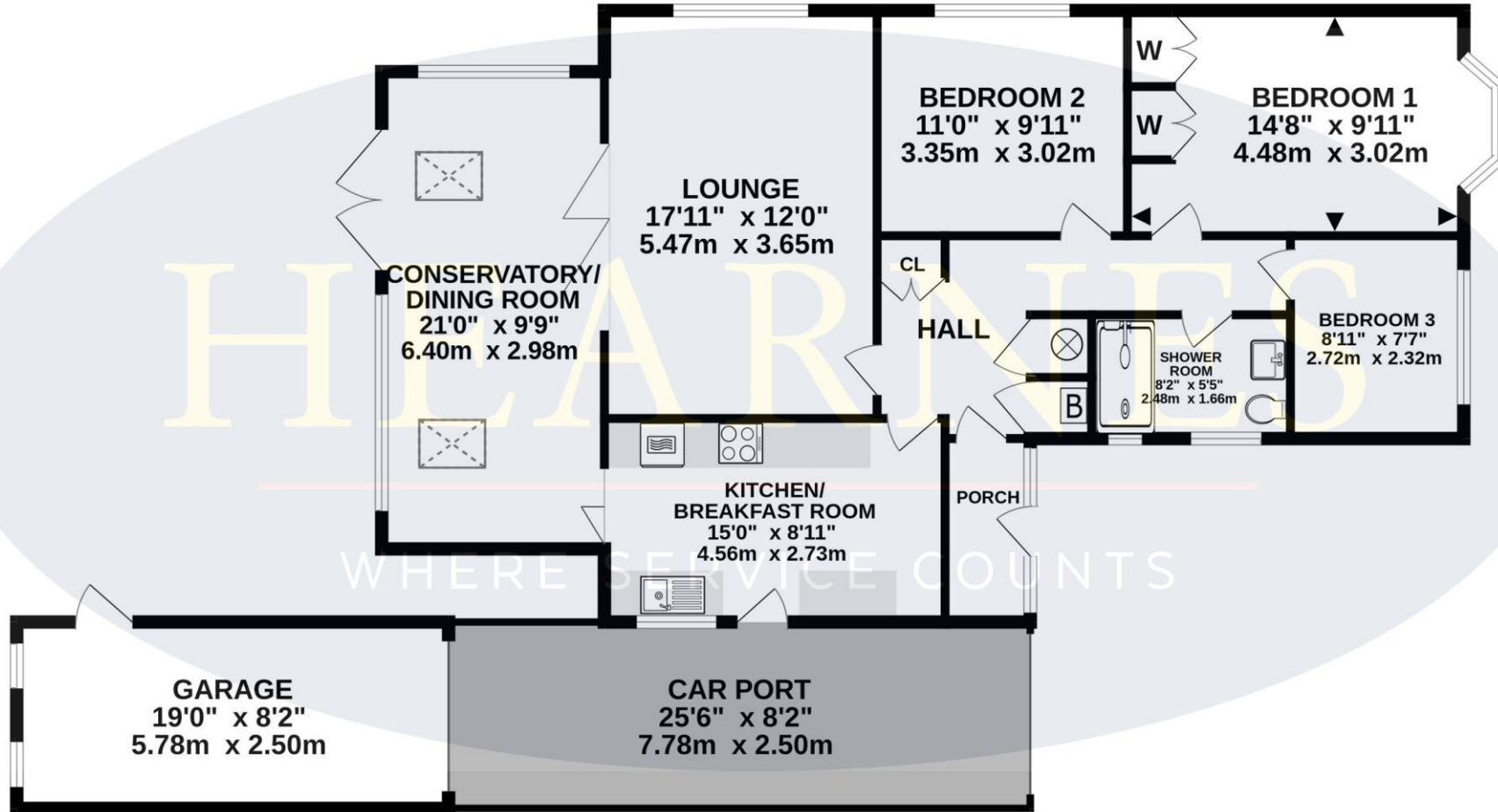




TOTAL FLOOR AREA : 1229 sq.ft. (114.2 sq.m.) approx.

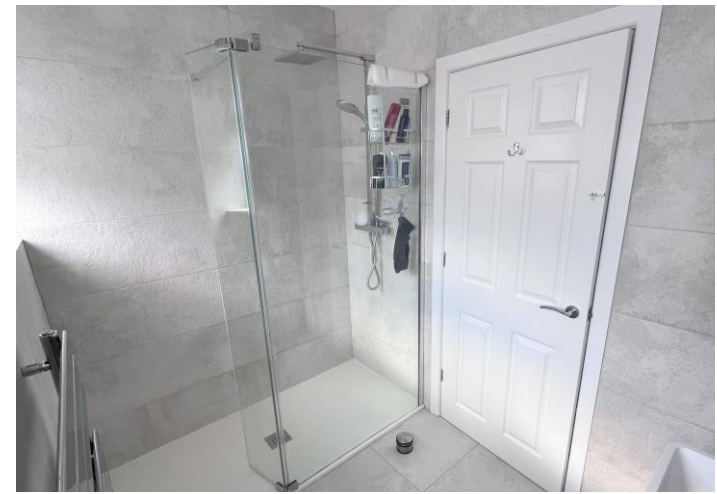
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**GROUND FLOOR**  
1229 sq.ft. (114.2 sq.m.) approx.

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.





## Outside

- The gardens are a particular feature of the bungalow, maintained with a level lawn to the front, **parking for several vehicles** and an up and over garage door leading to a **covered car port** which in turn leads to a **detached garage/workshop** with power and a replacement pitched roof.
- The rear garden faces a **southerly aspect**, has been landscaped to provide a patio sweeping around the lawn to an additional patio area and attractive timber **summer house with hot tub** which is included in the sale. The garden is enclosed by timber fencing.



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