

Mansfield Close

West Parley, Dorset BH22 8QP





“Perfect detached family home extended to provide four bedrooms, two bathrooms, three reception rooms in Parley school catchment and quiet cul-de-sac”

FREEHOLD PRICE OIEO £530,000

Very well proportioned, detached family home extended over two floors to offer versatile living space set within a private plot with substantial frontage and a southerly rear aspect.

The property is ideally situated within easy access of both Ferndown and Wimborne town centres, Hurn airport and the A31 commuter routes to Southampton and Bournemouth and positioned close to favoured local schools and a convenient parade of shops is only ½ mile distant.

Ground floor:

- **Spacious entrance hall** with double glazed window wood effect laminate flooring, fitted cupboards and display shelving, part glazed double doors leading to the kitchen/breakfast room
- **Cloakroom** with WC
- The **kitchen/breakfast room** is open plan with base and wall mounted units with wood effect worktops, tiled flooring and contrasting tiled splashbacks, stainless steel range cooker with stainless steel back and extractor hood, extended breakfast bar, glazed display cabinet, ceramic sink unit with two double glazed windows above, integrated dishwasher, fridge/freezer and washing machine
- **Dining room** has wood effect ceramic tiled flooring, a glazed door to the snug and double glazed French doors to the bar/function room and door to the utility room
- **Utility room** with bespoke wooden cabinets, worktop, butler sink, space for tumble dryer and fridge or freezer, inner door to garage/store
- **Bar/function room**, an ideal family room with single skim with timber door, windows and wood panelling
- **Snug** partial vaulted ceiling with angled Velux windows and double glazed window providing extra light and leading to the reception/games room
- **Family room/games room** continuation of the wood effect ceramic tiling, dual aspect double glazed window and double glazed doors to the adjacent private patio, ideal for entertaining as this patio is adjacent to the Bar room, part glazed double doors leading to the living room
- **Living room** centrally positioned mock fireplace and mantle surround, double glazed window to front aspect
- Stairs to **first floor landing**

First floor:

- **Main suite bedroom one.** Immediate walk-in dressing area with two double wardrobes and further storage, double glazed window to the rear aspect. Door leading to:
- **En-suite** fitted in a contemporary suite comprising shower cubicle, stylish wash hand basin, low level WC, part tiled walls and double glazed window
- **Bedroom two** is a double bedroom with double glazed window and two double cupboards
- **Bedroom three** is also a double bedroom with double glazed window and door to cupboard
- **Bedroom four** double glazed window
- **Bathroom** fitted in a modern suite comprising panelled bath, wash hand basin WC and recess shower cubicle, tiled walls with mosaic trim, double glazed window

COUNCIL TAX BAND: D

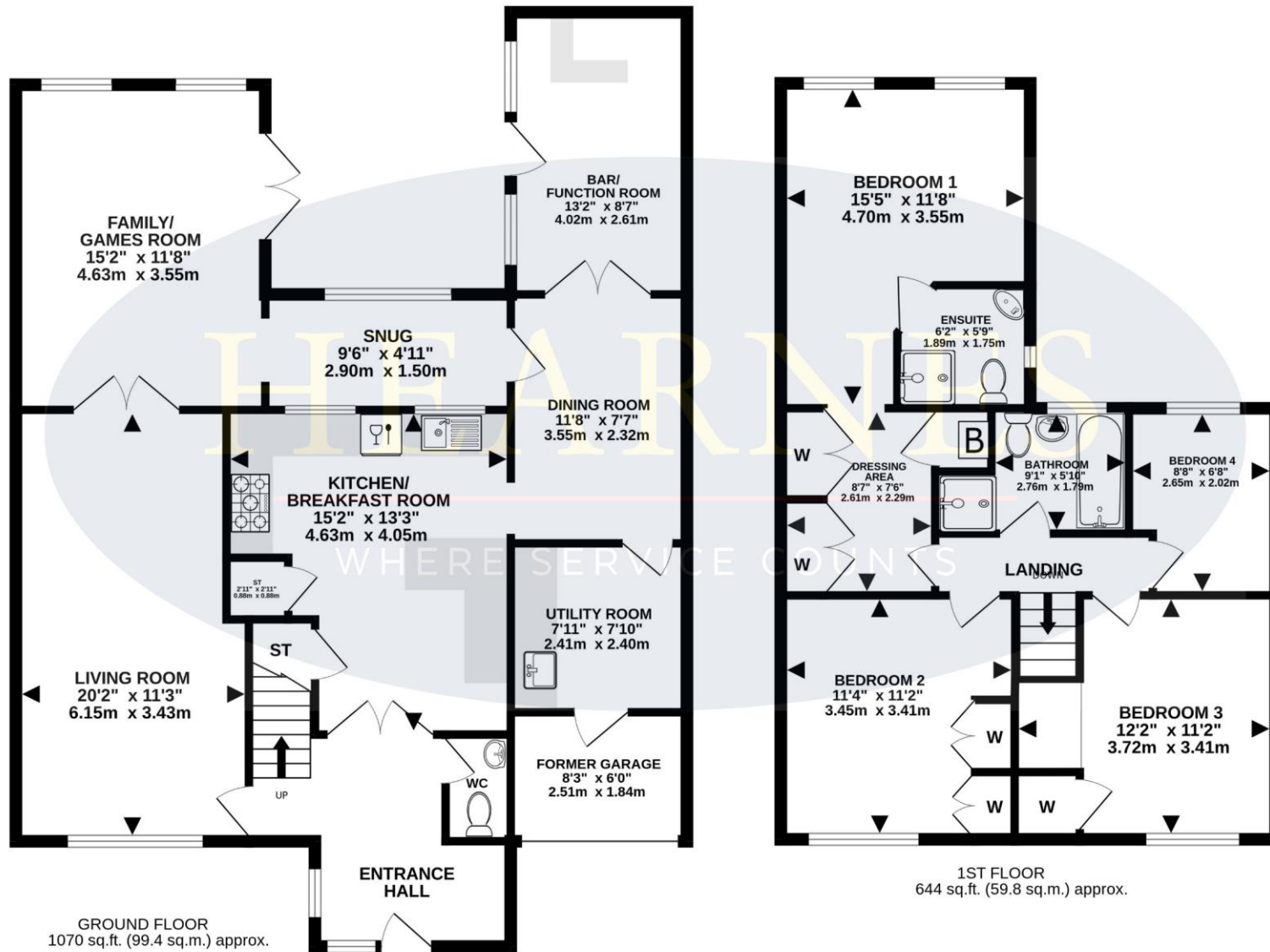
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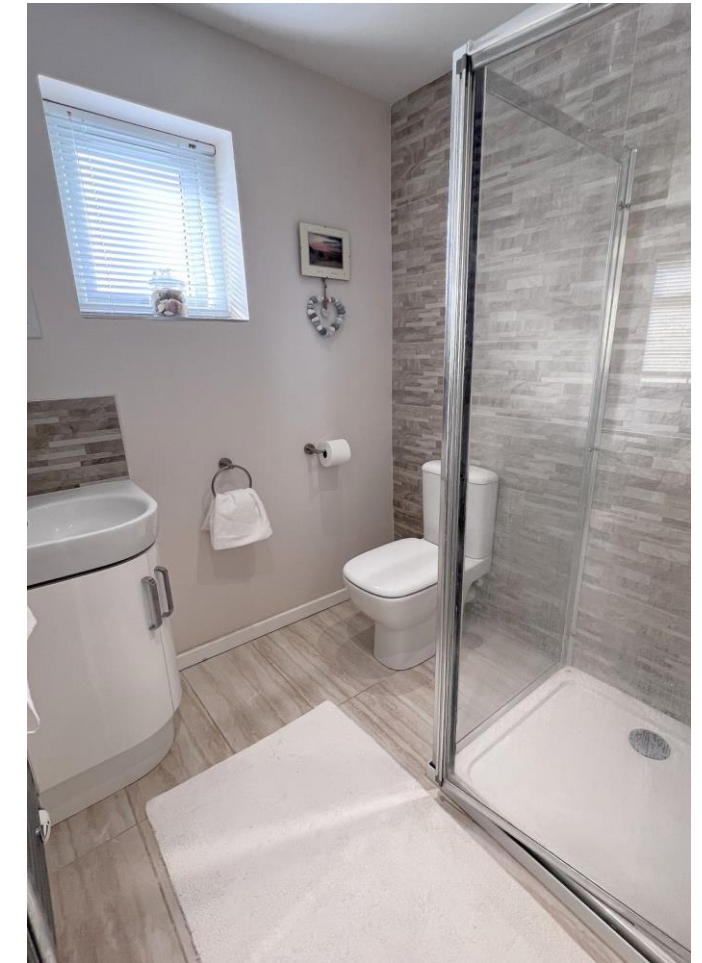


TOTAL FLOOR AREA : 1713 sq.ft. (159.2 sq.m.) approx.

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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AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





Outside

- Wonderful southerly aspect **rear garden** laid to lawn with a variety of shrubs and flower borders, fish pond, timber shed, paved path and patio in between the family room and bar providing a perfect sun trap, with a path leading round to a side gate providing access to the front garden and driveway
- The substantial **front driveway** provides parking for several vehicles including a large motorhome with up and over door to the front section of the partitioned garage

Ferndown offers an excellent range of shopping, leisure and recreational facilities.
Ferndown's town centre is located less than 2 miles away.



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