



Wollaton Road  
West Parley, Dorset, BH22 8QY



# FREEHOLD GUIDE PRICE

## £475,000

***“Ideal detached family home extended to provide four bedrooms with a private, sunny aspect garden and additional converted snug/hobbies room”***

A well proportioned detached family home situated in an extremely sought after and convenient location only 500 yards from the local First School, Tesco and shopping parade, woodland walks and only 1 mile from Ferndown’s town centre and access to the A31 commuter routes.

The accommodation briefly comprises; four first floor bedroom, family bathroom and potential space for an en-suite to bedroom two, spacious open plan lounge and dining room with door to the rear garden, fitted kitchen & utility room.

The garage has been converted to provide a flexible hobbies/office/family room adjacent to a ground floor shower room and inner hall with private side access door ideal for a self-contained business.

### Ground floor:

- **Entrance porch** with double glazed window & door
- **Entrance hall** with refitted flooring
- **Bedroom five/playroom** with double glaze window, door to side hall, ideal hobbies room
- **Shower room** fitted in a white suite with inset shower cubicle, tiled walls and flooring
- **25ft Lounge/dining room** with double glazed window to the front aspect and double glazed door and window to the rear giving access to and overlooking the garden
- **Fitted kitchen** comprising range of base and wall units with worktops over, integrated oven & ceramic hob, space, power and plumbing for appliances, sink with double glazed window overlooking the garden
- **Utility room**, doors to inner hall, external porch and space for American style fridge/freezer, wall mounted gas fired boiler

### First floor:

- **Landing** with ornate cast iron balustrade
- **Bedroom one** with double glazed window to the front aspect
- **Bedroom two** with double glazed window the front aspect with potential space leading into the bedroom with double glazed window for an en-suite
- **Bedroom three** with double glazed window to the rear aspect
- **Bedroom four** with double glazed window to the front aspect
- **Bathroom** with matching white suite comprising panelled bath with separate shower cubicle, low level WC, pedestal wash hand basin, tiled walls, dual aspect double glazed opaque window

### Outside:

- **The rear garden** is a particular feature facing south west and is predominantly laid out lawn with secluded patio, timber shed, gated side access and timber fencing with concrete posts to all boundaries
- **The front driveway** provides parking for two vehicles with further potential over the lawned areas

Ferndown offers an excellent array of shopping, leisure and recreational facilities. Ferndown’s town centre is located approximately 1 mile away.

**COUNCIL TAX BAND: E**

**EPC RATING: t.b.c.**

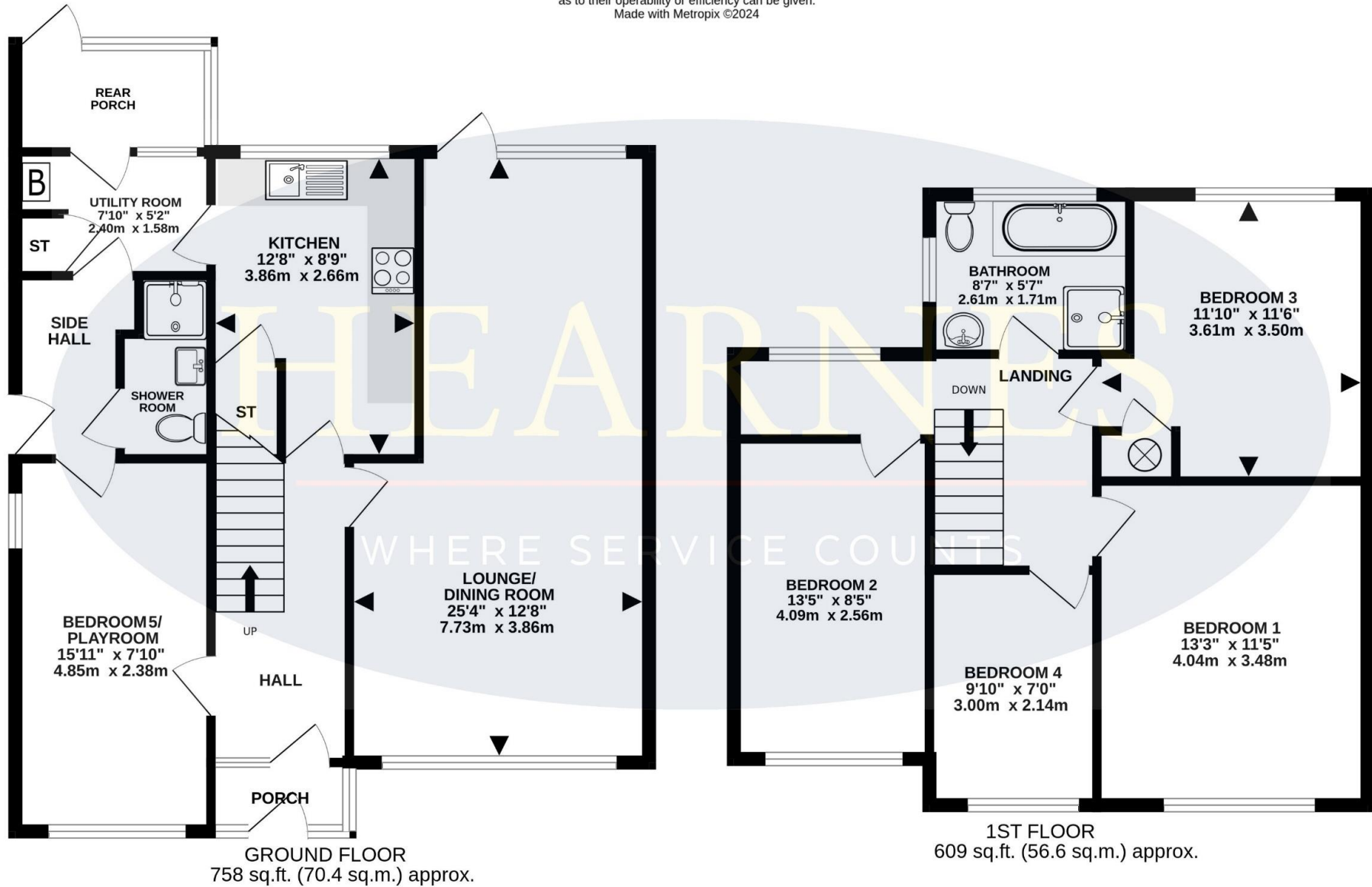
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 1367 sq.ft. (127.0 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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