



**Fitzpain Close
West Parley, Ferndown BH22 8SE**

FREEHOLD PRICE

£450,000

“An extended family home tucked away in a peaceful cul-de-sac location and offered with no forward chain”

This immaculately presented and extended three bedroom, two reception room, detached family home has an enclosed garden, driveway and garage. Whilst tucked away in a peaceful sought-after cul-de-sac location, within West Parley.

- **An extended three bedroom detached family home in a cul-de-sac and offered with no forward chain**

Ground floor:

- **Entrance porch**
- **Entrance hall** with understairs cupboard and wooden panelled flooring
- **Ground floor cloakroom** finished in a white suite, incorporating a WC with a concealed cistern, temporary wash hand basin, fully tiled walls and flooring
- **21ft dual aspect lounge**, an attractive focal point of the room is a living flame log effect electric fire, double glazed window to the front aspect and double glazed French doors leading out onto the rear garden
- **Family room** with wooden panelled flooring, archway through to the kitchen/breakfast room and opening through into the conservatory
- **Conservatory**, fully double glazed wooden panelled flooring and double glazed French doors leading out onto the rear garden
- **Beautifully finished kitchen/breakfast room**, incorporating extensive granite worktops which continue round to form a breakfast bar, attractive tiled splashbacks, a good range of base and wall units, recess for range cooker with extractor hood above, recess and plumbing dishwasher, integrated fridge/freezer, tiled floor, double glazed window overlooking the rear garden, door leading out into the utility
- **Utility** has a tiled floor, space and plumbing for washing machine

First floor:

- **Landing**
- **Bedroom one** is a generous sized double bedroom
- **Bedroom two** is also a good sized double bedroom
- **Bedroom three** is a good sized single bedroom with fitted bed and storage beneath
- **Shower room**, refitted in a stylish white suite, incorporating WC, concealed cistern, wash hand basin with vanity storage beneath, good sized corner shower cubicle with chrome raindrop showerhead and separate attachment, fully tiled walls

Outside:

- **The rear garden** measures approx. 30ft x 35ft, is fully enclosed and has been landscaped for easy maintenance
- Adjoining the rear of the property there is a **seating area**
- The remainder of the rear garden is **laid to gravel**
- **A front driveway** provides generous off-road parking, with an ornately shaped area of front lawn
- **Single garage** with up and over door, light and power
- **Further benefits include:** double glazing, basic UPVC fascia and soffits, a gas fired heating system and the property now comes to the market offered with no onward chain

There is a small selection of amenities on Glenmoor Road approx. half a mile away

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown Town Centre is approximately 1.5 miles away

COUNCIL TAX BAND: D

EPC RATING: D



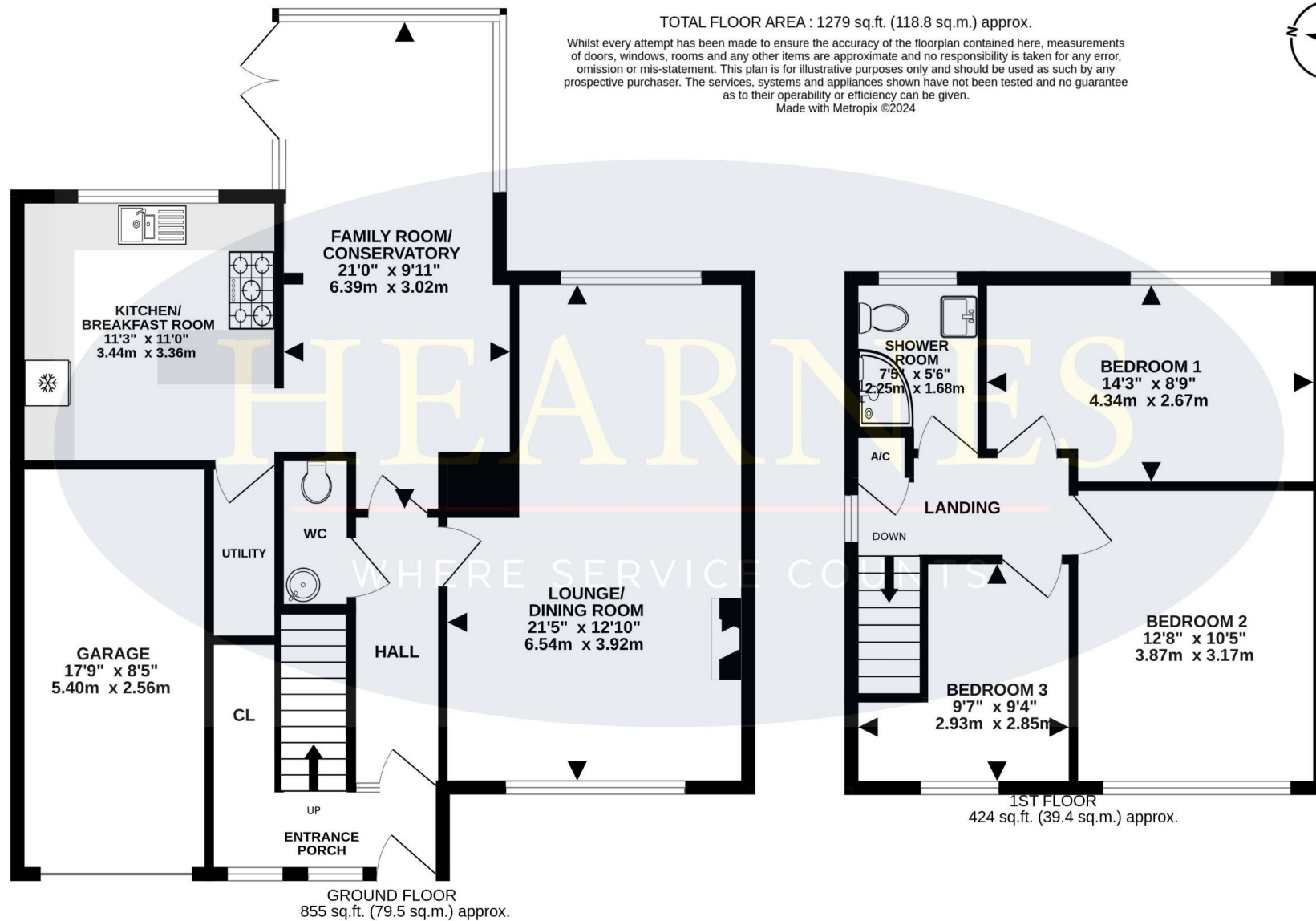
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TOTAL FLOOR AREA : 1279 sq.ft. (118.8 sq.m.) approx.

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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