

# Crescent Walk

West Parley, BH22 8PZ



**HEARNES**

WHERE SERVICE COUNTS



***“A recently modernised and character family home occupying a southerly facing and secluded plot approaching 1/3 of an acre”***

**FREEHOLD GUIDE PRICE £800,000**

This superbly positioned and recently modernised four double bedroom, one bathroom, one shower room, two reception room detached family home has a 100ft secluded rear garden, detached single garage and driveway providing generous off road parking, whilst occupying a secluded plot which is approaching 1/3 of an acre.

This light and deceptively spacious 1,600sq ft family home has undergone a number of recent improvements whilst managing to retain its charming character.

- **A recently modernised four double bedroom detached family home occupying a southerly facing and secluded plot of approximately 1/3 of an acre**
- Good sized **entrance hall** with refurbished and exposed original parquet flooring and staircase rising to the first floor
- 15' triple aspect **lounge** with refurbished and exposed original parquet flooring, an open fireplace creates a focal part of the room and sliding patio doors lead out into the private south facing rear garden
- **Dining room** with oak flooring, enjoying a pleasant outlook over the south facing rear garden
- Generous sized **kitchen** incorporating ample roll top surfaces with a good range of base and wall units , recess and plumbing for washing machine and dishwasher, recess for fridge/freezer, recess for cooker, larder cupboard, window overlooking the rear garden and a stable door opening onto a side patio
- **Bedroom one** is a large double bedroom enjoying a dual aspect with refurbished and exposed original parquet flooring, two fitted single wardrobes with cupboards above
- **Bedroom two** is currently being used as a reception room, but would also make a double bedroom and has the original exposed and refurbished parquet flooring and window overlooking the front garden
- Spacious **shower room** refitted in a stylish white suite, incorporating a large walk in shower area, pedestal wash hand basin, WC, partly tiled walls and tiled floor
- Separate **cloakroom** finished in a white suite
- **First floor landing** with wall mounted gas fired boiler
- **Bedroom four** is a large double bedroom with a box bay window to the front aspect
- **Bedroom three** is a double bedroom enjoying dual aspect views over the front and rear gardens
- **Study** with Velux window and access into the eaves for useful storage
- Good sized family **bathroom** refitted in a stylish white suite to incorporate a panel bath, pedestal wash hand basin, WC with concealed cistern, vanity storage and tiled floor and partly tiled walls

**Further benefits include double glazing throughout, including front and back door, and a gas fired heating system, with modern radiators and combi boiler.**

**COUNCIL TAX BAND: F**

**EPC RATING: D**

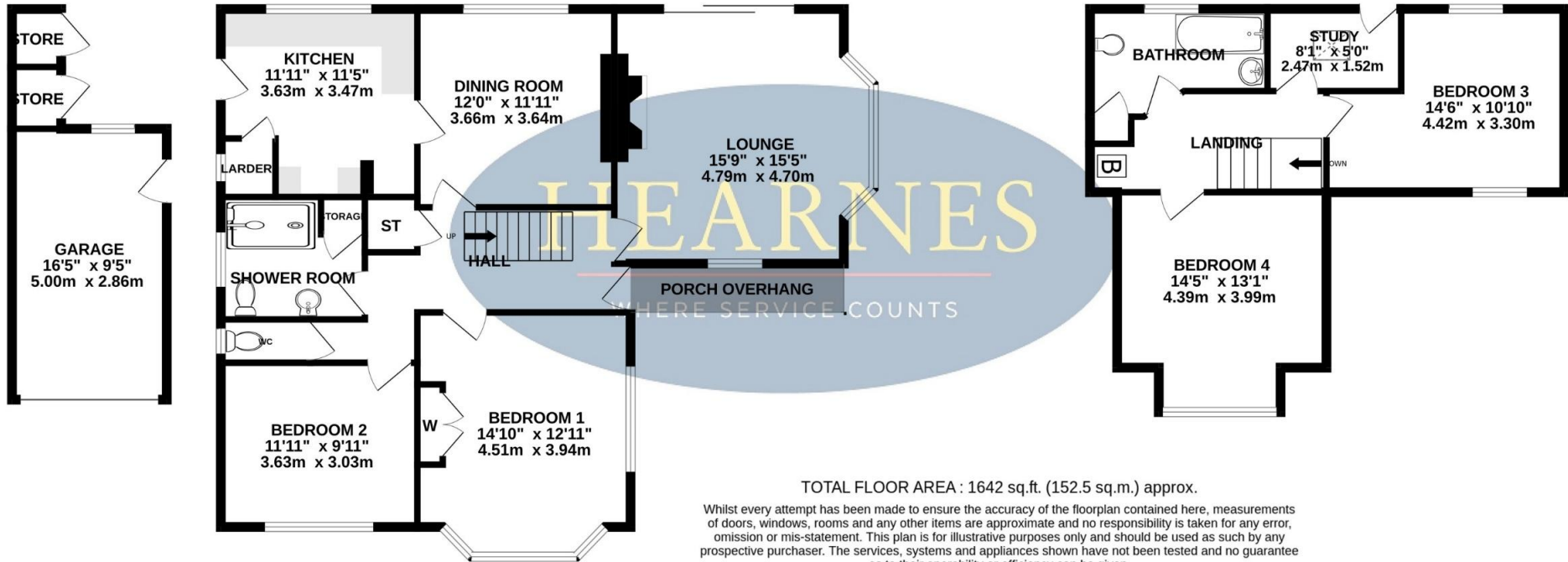




GROUND FLOOR  
1168 sq.ft. (108.5 sq.m.) approx.



FIRST FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1642 sq.ft. (152.5 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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## Outside

The rear garden is without doubt a superb feature of the property as it faces a southerly aspect, offers an excellent degree of seclusion and measures approximately 100' x 70'. Adjoining the rear of the property there is a generous sized patio area and a block paved side patio with two useful outside storage sheds.

The remainder of the garden is predominantly laid to lawn and bordered by well stocked flower beds, a path continues down to an ornamental pond creating a lovely feature. The garden itself is stocked with a wide range of plants and shrubs. Also, within the garden there is a greenhouse.

A front driveway provides generous off road parking and in turn leads up to a single garage, there is a good sized area of front garden, again stocked with many plants and attractive shrubs.

There are a small selection of amenities at West Parley approximately ½ mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 1 ½ miles away. Ferndown also has a championship golf course on Golf Links Road, the clubhouse of the golf course is located approximately 1 mile away.



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