

# New Road

West Parley, Dorset, BH22 8EA



**HEARNES**

WHERE SERVICE COUNTS



# *“A deceptively spacious and modernised family home with a 70ft secluded west facing rear garden”*

**FREEHOLD PRICE £525,000**

This superbly positioned and improved three double bedroom detached chalet style family home has a 70ft secluded west facing rear garden, detached single garage and driveway providing generous off-road parking.

This deceptively spacious family home has undergone a number of improvements which includes a high quality modern fitted kitchen beautifully finished with granite worktops and a refitted modern family shower room. Another benefit is that the property could be offered with no onward chain. The property is located in the heart of West Parley, approximately 350 metres from amenities on New Road.

- **A modernised three double bedroom detached chalet style family home with a 70ft secluded west facing rear garden**

## **Ground Floor:**

- **Entrance porch**
- 14ft x 13ft Spacious **entrance hall** with useful understairs cupboard and tiled floor
- 23ft Triple aspect **lounge/dining room**
- **Lounge area** with window to the front aspect and a log burning stove set within an attractive stone fireplace
- **Dining area** with ample space for a dining table and chairs, a serving hatch through to the kitchen and double glazed bi-fold doors opening out to the private west facing rear garden
- Refitted **modern kitchen** beautifully finished with extensive granite worktops, an excellent range of base and wall units and integrated appliances to include slide and hide oven with combination oven beneath, induction hob with extractor canopy above, dishwasher, Quooker boiling water tap, space for American style fridge/freezer, tiled floor, window overlooking the rear garden and a door giving access
- **Bedroom one** is a generous sized double bedroom enjoying a dual aspect with fitted wardrobe and cupboard above
- **Bedroom two** is also a generous sized double bedroom with bi-fold doors opening out to the rear garden, this room is currently used as a reception room
- Former cloakroom, now used as a **store room**

## **First Floor:**

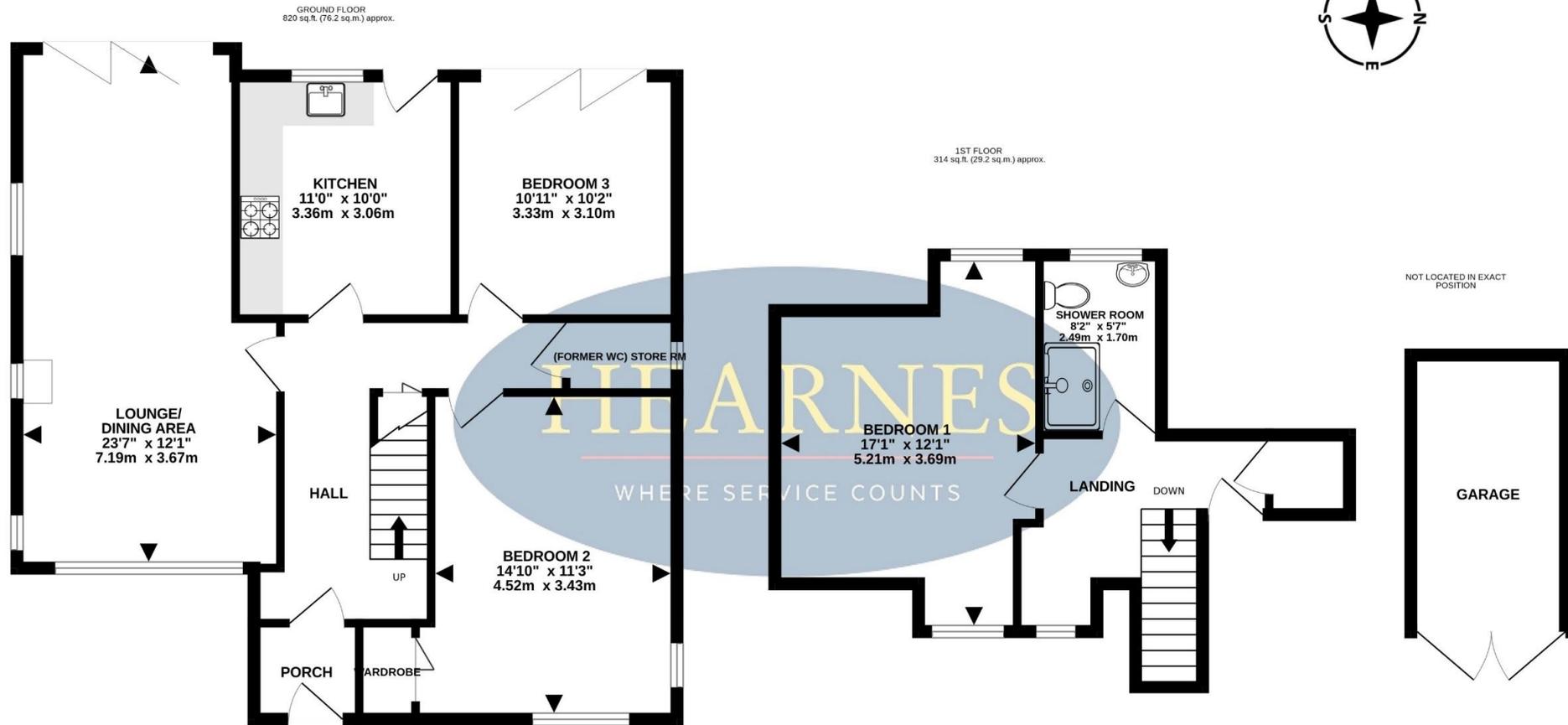
- **Landing** with a large linen cupboard and a door giving access into a large easily accessible walk-in loft space
- **Bedroom three** is a large double bedroom enjoying a dual aspect, with fitted desk and access into the eaves for useful storage
- Family **shower room** finished in a stylish white suite incorporating a good sized walk-in corner shower cubicle with oversized chrome raindrop shower head and separate shower attachment, chrome wash hand basin with vanity storage beneath, WC with concealed cistern, fully tiled walls and flooring
- **Further benefits** include triple glazing, a gas-fired heating system and the property could be offered with **no onward chain**

**COUNCIL TAX BAND: E**

**EPC RATING: D**







**TOTAL FLOOR AREA : 1135 sq.ft. (105.4 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 a superb feature of the property as it faces a **westerly aspect**, offers an excellent degree of seclusion and is fully enclosed. The garden has an overall measurement of 70ft x 40ft. Adjoining the rear of the property there is a patio area, with the remainder of the garden predominantly laid to lawn. Within the garden there is a hard standing for an additional patio or a shed, along with a detached garage
- A front driveway provides generous **off-road parking**, with double wooden side gates that open to offer additional off-road parking and give access to the **detached single garage**

Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 2 miles away.



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