



Ridgeway, West Parley
Dorset, BH22 8TT

FREEHOLD

GUIDE PRICE £400,000

“A detached bungalow with secluded gardens, occupying a plot measuring 0.17 of an acre with no chain”

A superbly positioned and generous sized three bedroom detached bungalow with a 120ft secluded garden, 24ft car port, single garage and driveway. Occupying a private plot measuring 0.17 of an acre.

The property has an enormous amount of scope and potential to be enlarged and enhanced (subject to the necessary planning consents). The property now comes to the market offered with no onward chain.

- **Three bedroom detached bungalow with a 120ft garden, occupying a plot measuring 0.17 of an acre**
- **Entrance porch**
- **Spacious entrance hall**
- **15ft Kitchen/breakfast room** with base and wall units, recess for a cooker, recess and plumbing for a washing machine and dishwasher, floor standing gas-fired boiler, window overlooking the rear garden and a door leading out to the car port
- **17ft Lounge/dining room**
- **Bedroom one** is a double bedroom and has a shower cubicle located in one corner
- **Bedroom two** is a double bedroom
- **Bedroom three** is a large single bedroom with a fitted wardrobe
- **Family bathroom** finished in a white suite incorporating a panelled bath with shower over, wash hand basin with vanity storage beneath, WC, fully tiled walls and flooring
- The **rear garden** is a superb feature of the property as it offers an excellent degree of seclusion, is fully enclosed and measures approximately **120ft in length**. The garden itself is predominantly laid to lawn. At the far end of the garden there is a further section of mature private garden
- A front driveway provides generous **off-road parking**, leading to a **24ft car port** which in turn leads up to a **detached single garage**
- **Further benefits** include double glazing, a gas-fired heating system and the property comes to the market offered with **no onward chain**

There is a good selection of amenities within West Parley, located approximately 200 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 2 miles away.

COUNCIL TAX BAND: D

EPC RATING: E

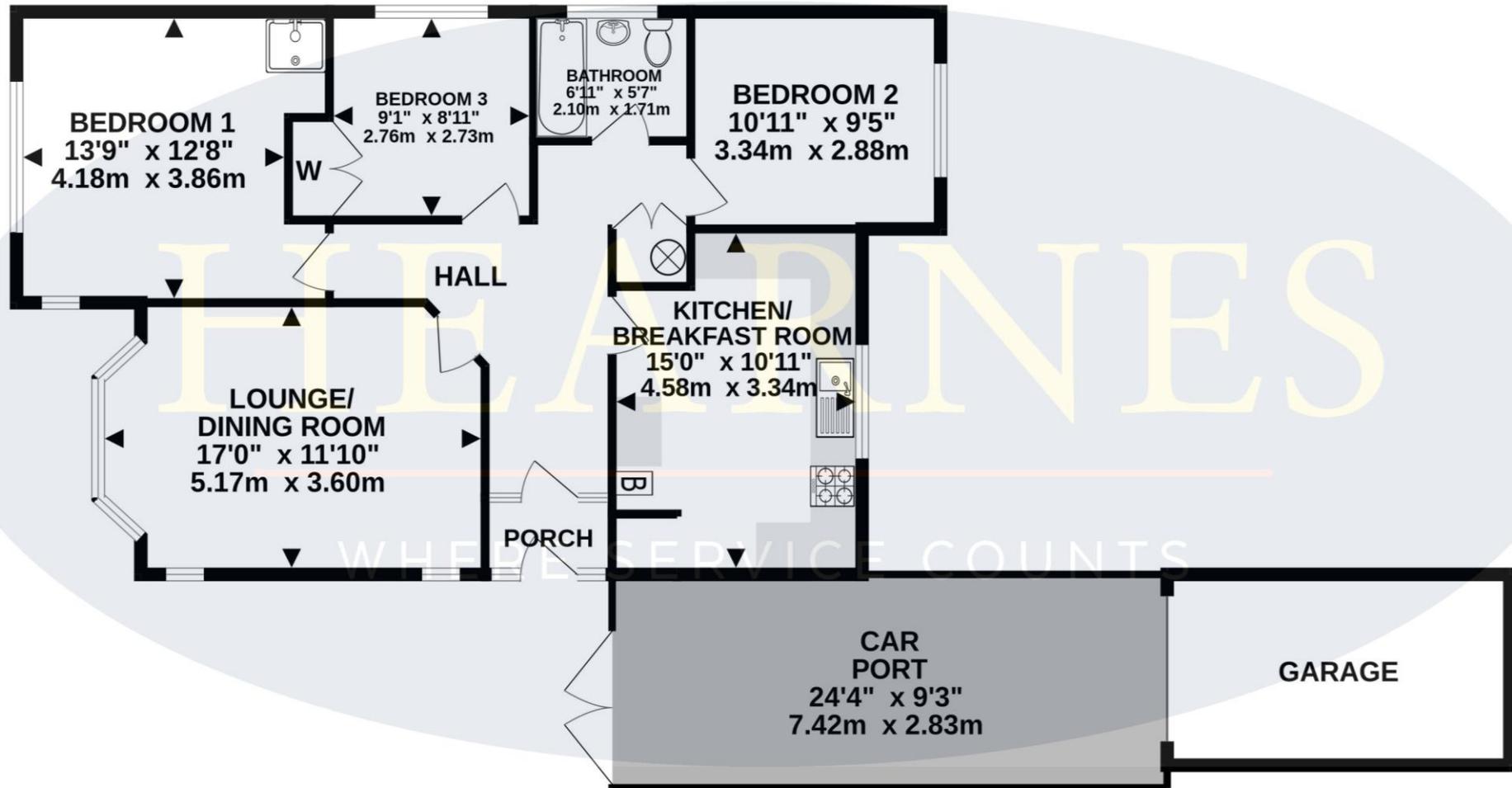
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TOTAL FLOOR AREA : 888 sq.ft. (82.5 sq.m.) approx.

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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