

Hadrian Close

West Parley, Dorset BH22 8RQ



HEARNES

WHERE SERVICE COUNTS



“Tucked away in a sought after cul-de-sac with a 80ft secluded south facing garden”

FREEHOLD GUIDE PRICE £600,000

This superbly positioned and extended three double bedroom, one bathroom, one shower room, two reception room detached bungalow has a 80ft secluded south facing rear garden, detached single garage and driveway providing generous off road parking.

This light and spacious bungalow is offered in immaculate condition. The generous size, secluded southerly facing plot is a particular feature along with the sought after cul-de-sac location within West Parley.

- **An extended three double bedroom detached bungalow with a secluded 80ft south facing rear garden**
- **Generous size entrance hall**
- **Lounge** with feature fireplace and electric fire, fitted cupboards and shelving to each recess to either side, opening through into the dining room
- **Dining room** which enjoys a dual aspect with a picture window offering views of the rear garden and double glazed door giving access
- Generous sized and dual aspect **kitchen/breakfast room** incorporating ample worktops, a good range of base and wall units, integrated Neff oven with induction hob, extractor canopy above, recess and plumbing for washing machine and dishwasher, space for fridge/freezer, cupboard housing a wall mounted gas fired replacement boiler, space for breakfast table and chairs and double glazed door leading out onto the rear garden
- **Bedroom one** is a generous sized double bedroom benefitting from fitted wardrobes, drawer storage and bedside cabinets
- **En-suite shower room** refitted in a stylish white suite incorporating a good size corner shower cubicle, WC, wash hand basin with vanity storage beneath
- **Bedroom two** is also a generous size double bedroom with fitted double wardrobe, drawer storage and bedside cabinets
- **Bedroom three** is also a double bedroom currently being used as an occasional bedroom/office
- **Family bathroom** finished in a stylish white suite incorporating panelled bath with shower over, WC, wash hand basin with vanity storage beneath, partly tiled walls

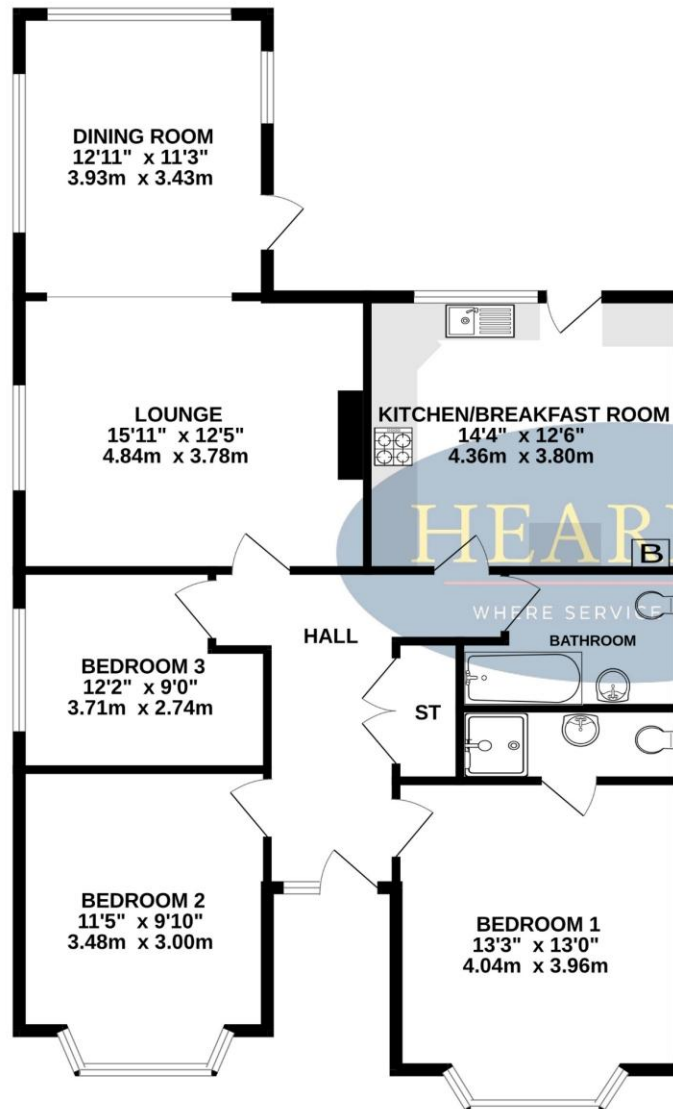
COUNCIL TAX BAND: E

EPC RATING: D

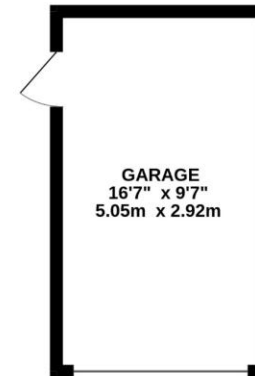




GROUND FLOOR
1159 sq.ft. (107.7 sq.m.) approx.



NOT LOCATED IN EXACT
POSITION
156 sq.ft. (14.5 sq.m.) approx.



TOTAL FLOOR AREA: 1315 sq.ft. (122.2 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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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.





Outside

- **The rear garden** is a superb feature of the property as it faces a southerly aspect, offers an excellent degree of seclusion and measures approximately 80ft in length
- Adjoining the rear of the property there is a **large paved patio**. The remainder of the garden is predominantly laid to lawn. A path leads down to a summerhouse which has light and power and which would make an ideal home office. Also at the far end of the garden there is a timber storage shed which also has light and power. The garden is stocked with many attractive plants and shrubs and is fully enclosed by mature shrubs and fencing
- **A side driveway** offers generous off road parking and in turn leads down to a detached single garage
- **Detached single garage** has an up and over door, light and power and side personal door
- **Further benefits include;** double glazing, UPVC fascias and soffits and a gas fired heating system

There is a small selection of amenities at West Parley approximately less than 1 mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 1.5 miles away.



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