

# New Road

West Parley, Dorset BH22 8EA





***“A superbly appointed and substantially enlarged 2,400 sq ft family home, with a 100ft secluded and landscaped rear garden, whilst sitting centrally on a plot measuring 0.22 of an acre with no chain”***

## **FREEHOLD PRICE Offers Over £770,000**

This simply stunning, substantially enlarged and recently modernised five bedroom, one bathroom, two shower room, detached family home has a 100ft secluded West facing rear garden, detached 23ft garage/workshop, with adjoining shed and driveway providing generous off-road parking.

The current owners have managed to create a truly magnificent 2,400 sq ft light and spacious and versatile family home, which has been finished to an extremely high standard, with some lovely finishing touches, whilst sitting proudly on a landscaped and secluded Westerly facing plot, measuring 0.22 of an acre.

The property enjoys a sought-after location within West Parley and now comes to the market with **no onward chain**.

### **A 2,400 sq ft five bedroom detached family home on a secluded plot measuring 0.22 of an acre**

- **24ft x 15ft spacious entrance hall** with understairs cupboard
- **25ft stunning open plan kitchen/dining family room** which undoubtedly has a wow factor, with full width sliding patio doors opening out onto a private landscaped West facing rear garden
- **The kitchen area** has been beautifully finished with slimline contemporary worktops with matching upstands and a central island unit. Also finished with matching worktops with a Bosch induction hob and extractor canopy above. There is a further range of integrated appliances to include a Bosch oven with combi oven, fridge, freezer and dishwasher
- The **dining/family area** has ample space for a large sofa as well as dining table and chairs
- **Good sized utility room** fitted out with slimline contemporary worktops with inset sink, good range of base and wall units, recess and plumbing for washing machine, double glazed door leading out onto a side path,
- **Two ground floor double bedrooms**
- **Beautifully finished family bathroom** finished in a stylish white suite incorporating a panelled bath with chrome raindrop showerhead and separate shower attachment, WC with concealed cistern and wash hand basin with vanity storage beneath, tiled floor and partly tiled walls
- **Snug** which can also be used as a bedroom
- An impressive **14ft x 12ft landing** which is large enough to use as a study area
- **22ft x 20ft impressive master bedroom** with Juliet balcony offering fantastic views over the private landscaped rear garden
- Luxuriously appointed **ensuite shower room**, incorporating a large walk-in shower cubicle with chrome raindrop showerhead and separate shower attachment with concealed cistern, wash hand basin with vanity storage beneath, tiled floor
- **Guest Bedroom** is also a generous sized double bedroom with double glazed French doors leading out onto a balcony
- **13ft balcony** is a generous sized outside space, enclosed by a glass balustrade, enjoying views over the landscaped front garden
- **Ensuite shower room** luxuriously appointed, to incorporate a large walk-in shower area, with chrome raindrop showerhead and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, tiled floor
- **Bedroom/study** which can be used as required

**COUNCIL TAX BAND: E**

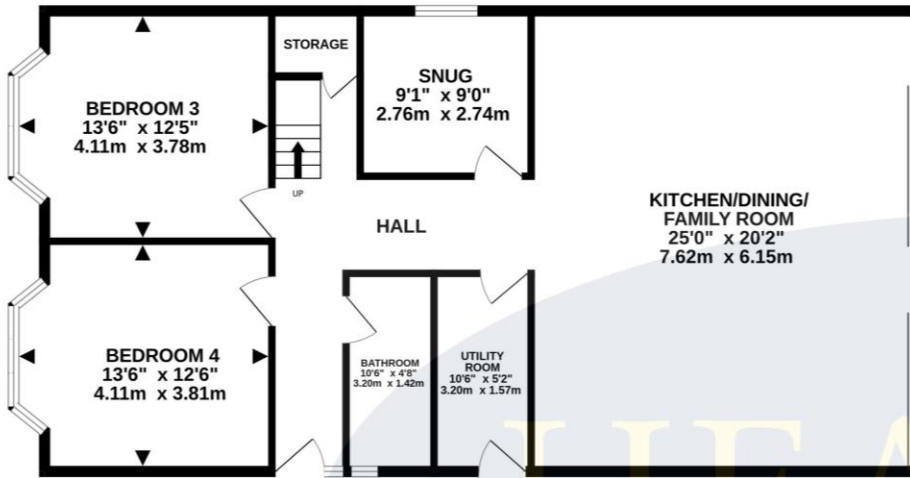
**EPC RATING: C**



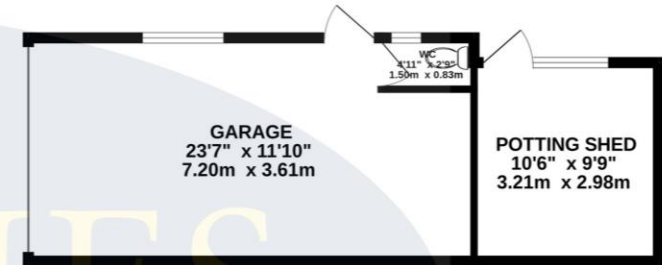


TOTAL FLOOR AREA : 2488 sq.ft. (231.1 sq.m.) approx.

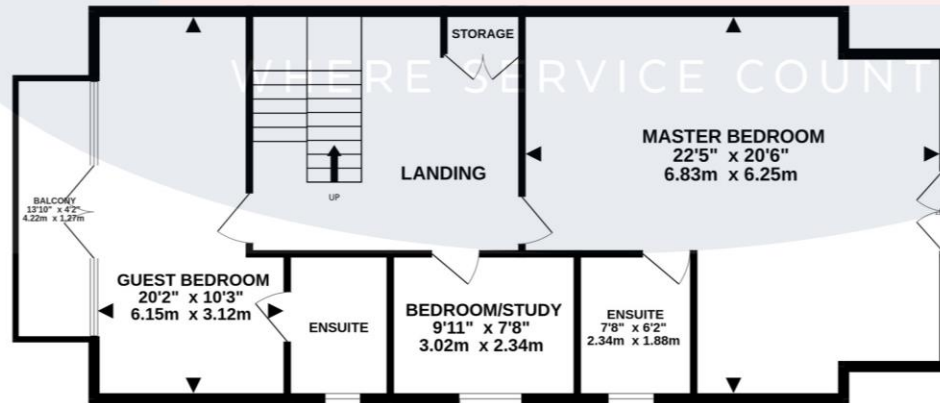
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR  
 1144 sq.ft. (106.2 sq.m.) approx.



NOT LOCATED IN EXACT POSITION  
 383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR  
 961 sq.ft. (89.3 sq.m.) approx.







## Outside

- **100ft landscaped Westerly facing secluded rear garden**
- Adjoining the rear of the property there is a **large porcelain paved patio**, with a path leading to a side door into the detached garage and down to the adjoining shed
- The remainder of the garden is **predominately laid to lawn** and is fully enclosed by fencing
- There is a **good-sized area of front lawn** and **front and side driveway** which provides **generous off-road parking** for several vehicles.
- **The side driveway** in turn leads down to a detached garage
- **Detached garage** has a metal up and over door, light and power, side personal door and a WC
- Adjoining the rear of the garage there is a **useful garden shed**

Further benefits include newly installed double glazed windows and doors, newly installed gas fire heating system. The property now comes onto the market offered with **no onward chain**.

There is a small selection of amenities at West Parley approximately 400 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approx two miles away.



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