

Lone Pine Drive

West Parley, Dorset BH22 8LP



HEARNES

WHERE SERVICE COUNTS



“A stunning 2,600 sq ft family home on a large and private corner plot”

FREEHOLD GUIDE PRICE £900,000

A beautifully re-modelled and extended three/four bedroom, one bathroom, two shower room, two/three reception room detached chalet style family home with a private landscaped garden, ample off-road parking and a double garage. Enjoying a sought after location within West Parley.

This 2,600 sq ft property has been enlarged to create a magnificent 33ft kitchen/dining room/breakfast room which really has the wow factor and is the heart of this fantastic family home.

- **Beautifully extended detached chalet style family home**

Ground floor:

- Striking **entrance hall** with a vaulted ceiling
- **Lounge** measuring 23ft in length enjoying a dual aspect with a glazed picture window overlooking the front garden. An attractive focal point of the room is a wood burning stove set on a slate hearth with doors leading to dining room
- Separate **dining room** with parquet flooring and door leading through to the entrance hall
- Large **study** which could be used as a fourth bedroom if required and has French doors leading out to the garden
- **Cloakroom/shower room** finished in a contemporary white suite with fully tiled walls and flooring
- The **kitchen/breakfast room** has an excellent range of Bosch integrated appliances including two ovens, microwave oven and steam oven with recess for an American style fridge/freezer. There is an L-shaped central island unit forming a breakfast bar with inset sink and rise hose, with a Bosch induction hob and Bosch dishwasher with LED kickboard mood lighting. French doors lead out to an Indian sandstone patio. Two Velux roof lights fill this wonderful space with lots on natural light and a polished porcelain tiled floor extends through into the dining area
- **Dining area.** There is ample space for a dining table and chairs and two sets of bi-fold doors which open out onto the patio and draw the surrounding garden into the property creating a fantastic feature
- 13ft **Utility room** with a door leading through into the garage

First floor:

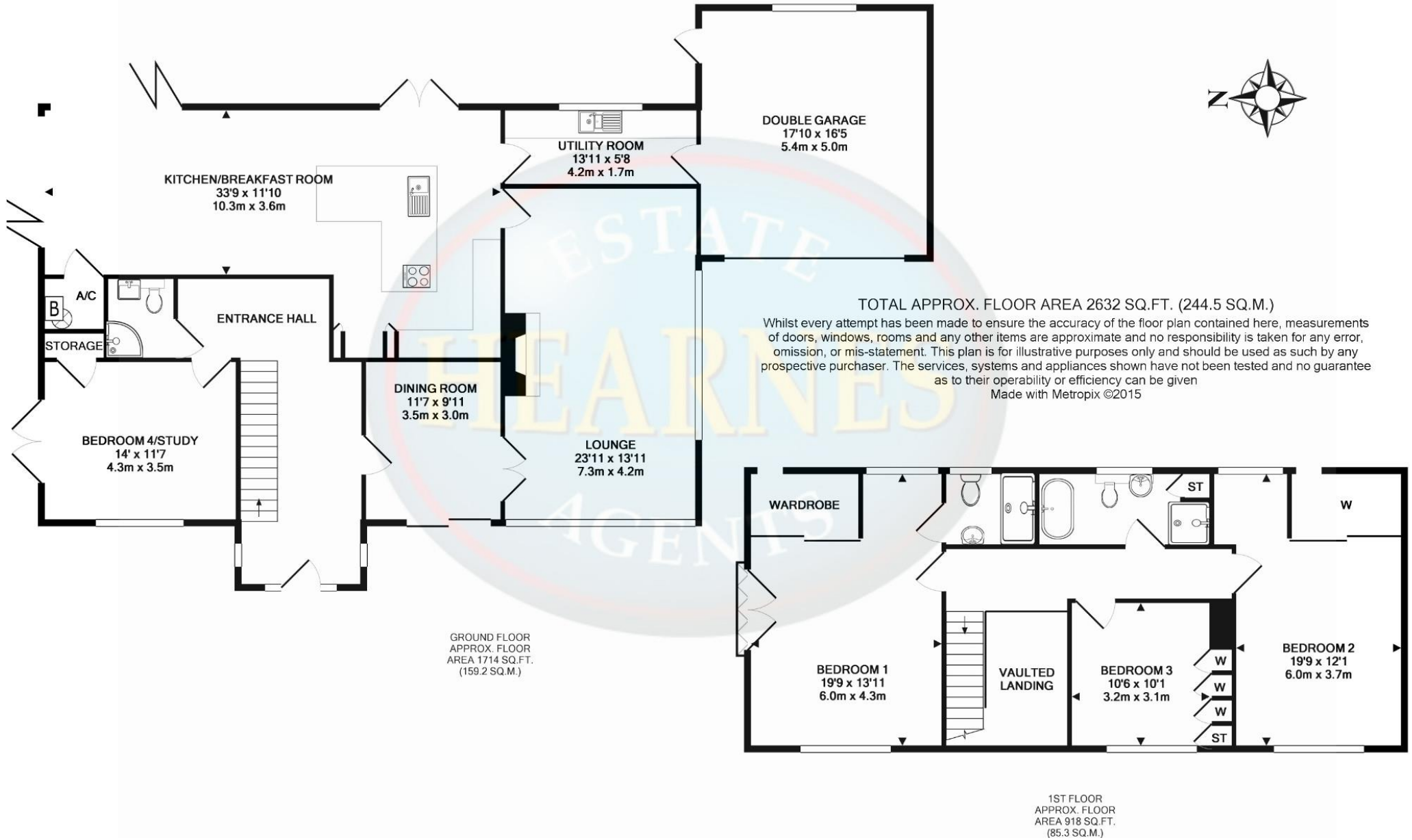
- **Galleried landing** overlooking the entrance hall with a feature triangular shaped window
- **Bedroom one** enjoys a triple aspect and has French doors leading out onto a Juliette balcony which overlooks the formal garden. There is a fitted wardrobe with mirrored sliding doors
- **En-suite shower room**, recently refitted in a contemporary style, incorporating a large walk in shower area with chrome raindrop shower head and fully tiled walls
- **Bedroom two** is a large double bedroom enjoying a dual aspect and has a fitted wardrobe with mirrored sliding doors
- **Bedroom three** is also a double bedroom and also has fitted wardrobes
- The main **family bathroom** has been luxuriously appointed and finished in a contemporary style with roll top bath, mixer taps and separate shower attachment, separate shower cubicle and fully tiled walls and flooring.

COUNCIL TAX BAND: F

EPC RATING: C







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 **gardens** extend around two sides of the property, are fully enclosed and have been recently landscaped
- There is a large area of formal **side garden** which is mainly laid to lawn and has an adjoining timber decked seating area and a summer house which has an adjoining patio.
- Adjacent to the rear of the property there is a beautifully finished and large Indian sandstone **paved patio area** providing an ideal entertainment space which is bordered by well-stocked flower beds
- Double wooden gates open onto a gravelled **driveway** providing an ideal storage area for a boat or caravan.
- A front **gravelled carriage driveway** provides off-road parking for several vehicles with a central flower bed and a gravelled side driveway leading up to a double garage
- The **double garage** measures 17ft 9in x 16ft 5in, has a remote control up and over door, a door into the utility room, light and power, a double glazed door into the garden and a window
- **Further benefits** include double glazing as well as replacement UPVC fascias and soffits, a gas fired central heating system with a recently replaced boiler and a security alarm.

Lone Pine Drive is a prestigious residential setting of detached bungalows and houses just set off Golf Links Road and approximately 1 mile from Ferndown's Championship Golf Course. Local shops and Ferndown's town centre are just over a mile away offering an excellent range of day to day facilities and more extensive shopping and leisure amenities at Bournemouth and Poole town centre which are located approximately 7 and 8 miles away respectively.



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