



17 Cammel Road
West Parley, Ferndown, BH22 8RX

FREEHOLD PRICE

£425,000

“Tucked away in a peaceful cul-de-sac location with a private and enclosed rear garden”

This superbly positioned and well presented three bedroom link detached family home has a 50' private enclosed rear garden, single garage and driveway. Whilst situated in a peaceful and popular cul-de-sac location within West Parley.

- **Three bedroom link detached family home**
- **Entrance porch**
- **Entrance hall**
- Ground floor **cloakroom** finished in a modern white suite incorporating a WC with a concealed cistern, wash hand basin with vanity storage beneath
- **21' Lounge/dining room**
- The **lounge area** has a window overlooking the front garden, a living flame log effect electric fire
- The **dining area** has sliding patio doors leading out into the conservatory
- The **conservatory** is double glazed and gives direct access out into the private and enclosed rear garden
- **Kitchen** incorporating roll top work surfaces, good range of base and wall units, recess plus plumbing for dishwasher, integrated oven, hob and extractor, recess for fridge, window overlooking the rear garden, door giving access

First Floor

- **Bedroom one** is a good size double bedroom benefitting from an excellent range of fitted bedroom furniture to include wardrobes, bedside cupboards and cupboards over the bed recess
- **Bedroom two** is a good size double bedroom
- **Bedroom three** is a good size single bedroom with a fitted bed, fitted wardrobe and cupboards over the bed recess
- **Family bathroom** finished in a white suite incorporating a panelled bath with shower over, wash hand basin, WC, tiled floor
- The **rear garden** offers an excellent degree of seclusion and has a measurement of 50' x 35'. The garden incorporates paved and gravelled areas. Within the garden there is a useful timber storage shed, an additional large timber garden shed and a summerhouse/home office which has light and power. Adjoining the front of the summerhouse there is a large decked seating area
- A **front driveway** provides off road parking for approximately two vehicles which in turn leads up to a single garage
- **Single garage** has plumbing for a washing machine, metal up and over door, light and power and a rear personal door
- **Further benefits** include double glazing and a gas fired heating system

There is a small selection of amenities on Glenmoor Road approximately half a mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located less than 1.5 miles away.

COUNCIL TAX BAND: D

EPC RATING: C

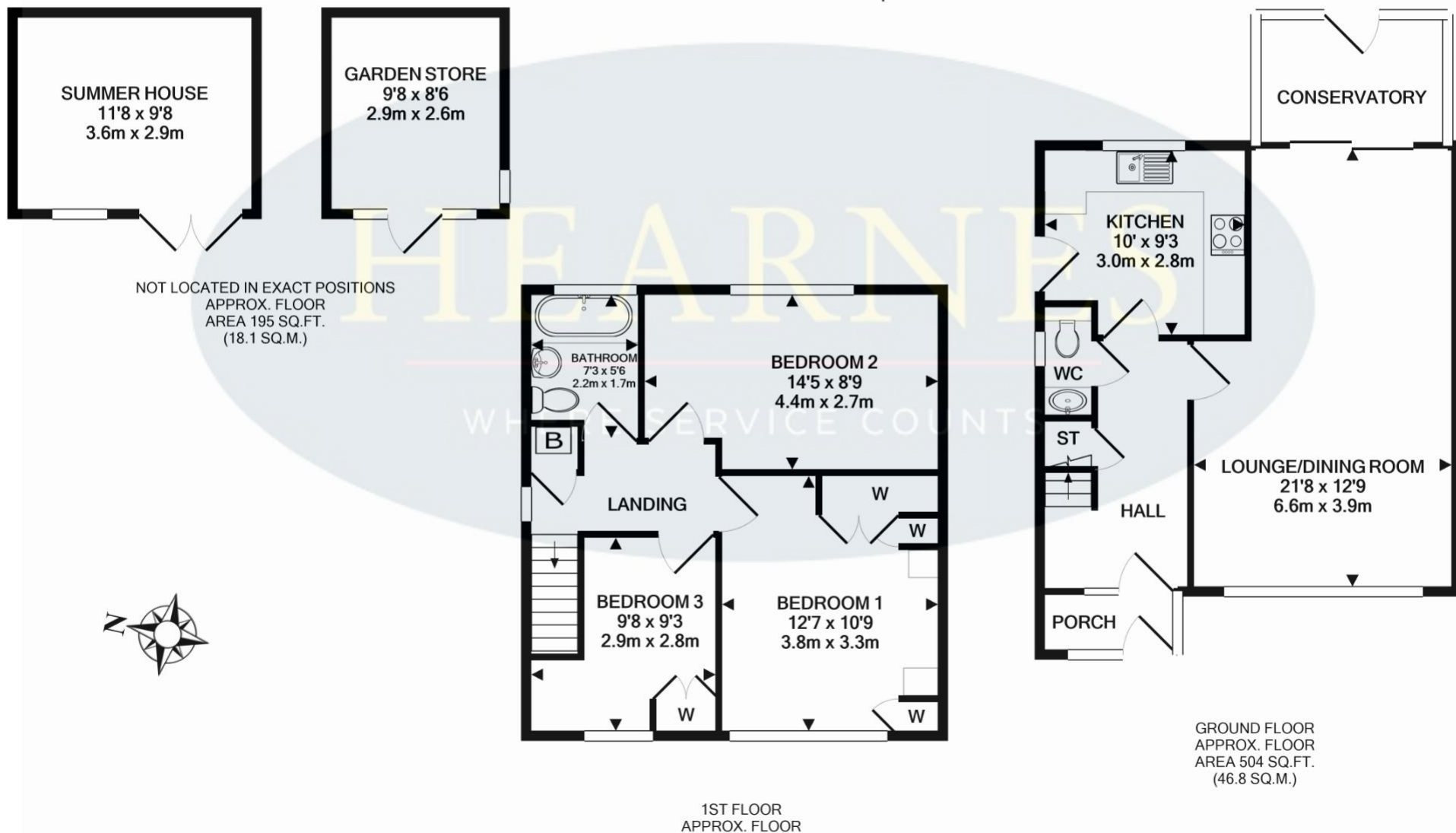
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



Cul-de-sac location

TOTAL APPROX. FLOOR AREA 1125 SQ.FT. (104.5 SQ.M.)

Whilst every attempt have been made to ensure the accuracy of the floor plan 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 buyer. Produced by Swift Energies 07512 365 141
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