

# Longfield Drive

West Parley, Dorset BH22 8TY









# *“Occupying a secluded, south facing plot measuring 0.15 of an acre in a sought after cul-de-sac location”*

**FREEHOLD GUIDE PRICE £600,000**

This deceptively spacious and superbly positioned four bedroom, one bathroom, one shower room detached chalet bungalow has an 80ft southerly facing private garden, 37ft car port, workshop and generous off road parking sitting centrally on a secluded plot measuring 0.15 of an acre.

The current owners have been in residence for circa 30 years during which time the property has a number of improvements. There is tremendous amount of scope and potential for the property to be enlarged and enhanced further (subject to the necessary planning consents).

- **Four bedroom detached chalet bungalow on plot measuring 0.15 of an acre**

## **Ground floor:**

- Spacious **entrance hall** with tiled floor and cupboard housing a wall mounted gas fired boiler
- 18ft **Lounge** which opens out into the dining/family room. An attractive focal point of the room is a large, exposed stone brick fireplace
- 21ft **Dining/family room** is a fantastic family and entertaining space which has two radiators allowing this room to be used all year round, a feature fireplace, space and plumbing for American style fridge/freezer, door leading through into the car port, French doors leading out into the southerly facing private rear garden and patio area
- **Kitchen** incorporating roll top work surface, base and wall units, excellent range of integrated appliances to include oven, microwave, hob and extractor, dishwasher and washing machine with attractive tiled splashbacks
- **Double bedroom** with view of the front garden, two fitted single wardrobes
- **Double bedroom** with bay window overlooking the front garden
- **Family shower room** finished in a stylish white suite to incorporate a separate shower cubicle, WC, wall mounted wash hand basin with vanity storage beneath

## **First floor:**

- **Landing**
- Impressive **master bedroom** with vaulted ceiling, two fitted single wardrobes and access into the eaves storage
- Good size **single bedroom** with a fitted double wardrobe and integrated drawer storage
- **Family bathroom** finished in a stylish white suite to incorporate a roll top bath with tiled surround, mixer taps and shower hose, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring

**COUNCIL TAX BAND: D**

**EPC RATING: D**





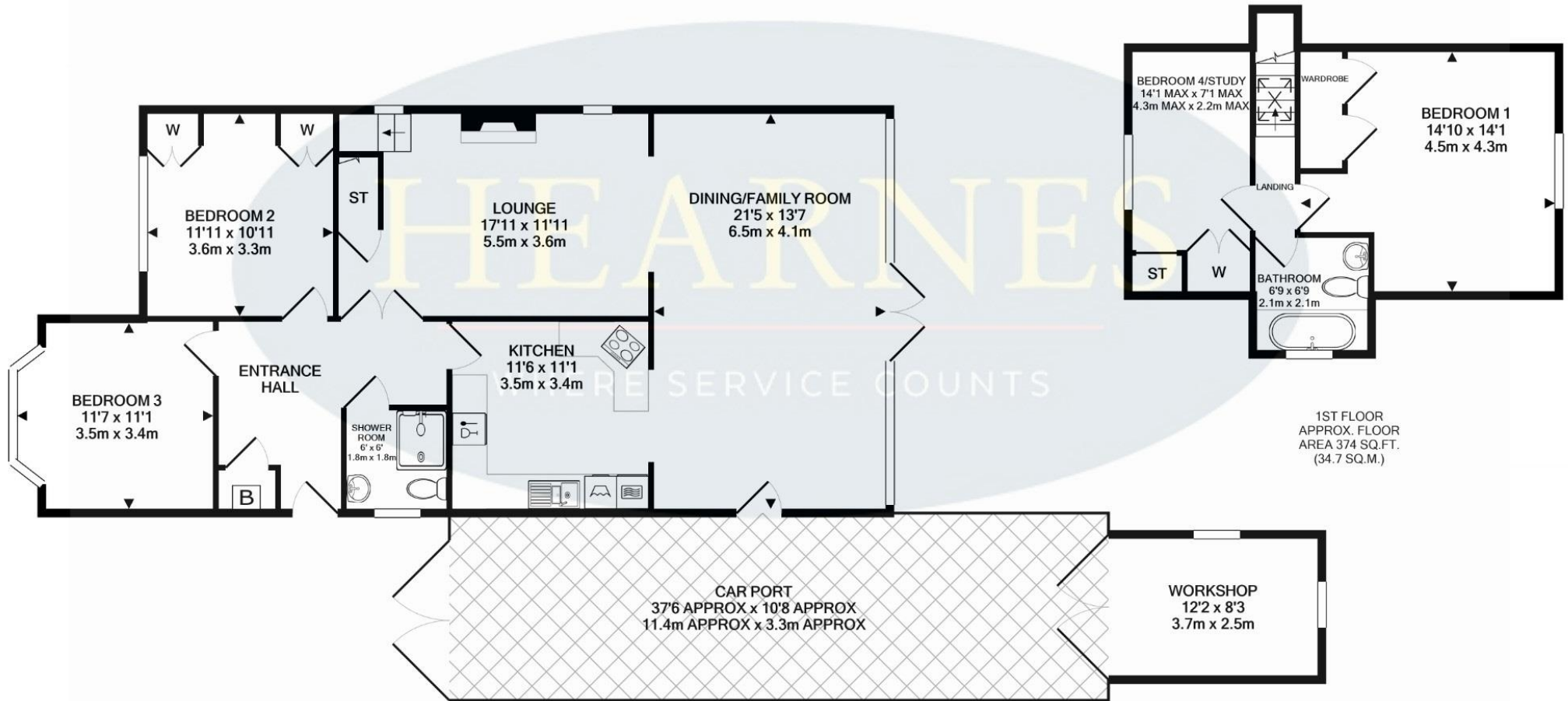




**TOTAL APPROX. FLOOR AREA 1525 SQ.FT. (141.6 SQ.M.)**

Whilst every attempt has 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 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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1ST FLOOR  
APPROX. FLOOR  
AREA 374 SQ.FT.  
(34.7 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 1151 SQ.FT.  
(106.9 SQ.M.)









## Outside

- The **rear garden** is a superb feature of the property as it measures approximately 80ft x 40ft, faces a southerly aspect and offers an excellent degree of seclusion
- Adjoining the rear of the property there is a raised L-shaped 22ft x 28ft paved patio area. The remainder of the garden is laid to lawn which is extremely well kept
- A front gravelled **driveway** provides generous off road parking for approximately 5/6 vehicles. The driveway in turn leads up to a car port
- 37ft **Car port** has double wooden doors
- 12ft x 8ft **Workshop/useful storage space** with light and power, double wooden doors and windows
- Further benefits include **double glazing, replacement UPVC fascias and soffits and a gas fired central heating system**

Longfield Drive is sought after cul-de-sac location. The property is conveniently located approximately 300 metres from the local amenities in West Parley. Ferndown town centre is located approximately 2 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.





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