

Dudsbury Road

West Parley, Dorset BH22 8RG





“A beautifully maintained family home win a sought after location with a secluded 100ft rear garden”

FREEHOLD GUIDE PRICE £625,000

This superbly positioned and deceptively spacious four bedroom, one bathroom, one shower room, two reception room detached chalet bungalow has a 100ft secluded rear garden, driveway providing generous off-road parking and occupying a generous sized private and secluded plot.

This immaculately maintained 2,000 sq ft family home is in a sought after location close to amenities and offering an excellent degree of seclusion and privacy.

- **Four double bedroom detached chalet bungalow**

Ground floor:

- Large and welcoming **entrance hallway**
- Spacious **lounge** benefitting from double aspect windows, fitted gas fire and French door leading through to the dining room
- **Dining room** off the lounge which opens on to the newly fitted conservatory
- Light and spacious **conservatory** having only been built in the last 5 years with French doors opening on to the secluded patio area
- A well-maintained **kitchen** incorporating ample work surface and cupboard storage as well as built in oven and grill, 5 point gas hob and space for an American style fridge freezer, washing machine and tumble drier.
- Downstairs **shower room** consisting of double shower, heated towel rail, w/c and sink with storage underneath as well as a large storage cupboard
- Two generously sized **double bedrooms** both with built in wardrobes

First floor:

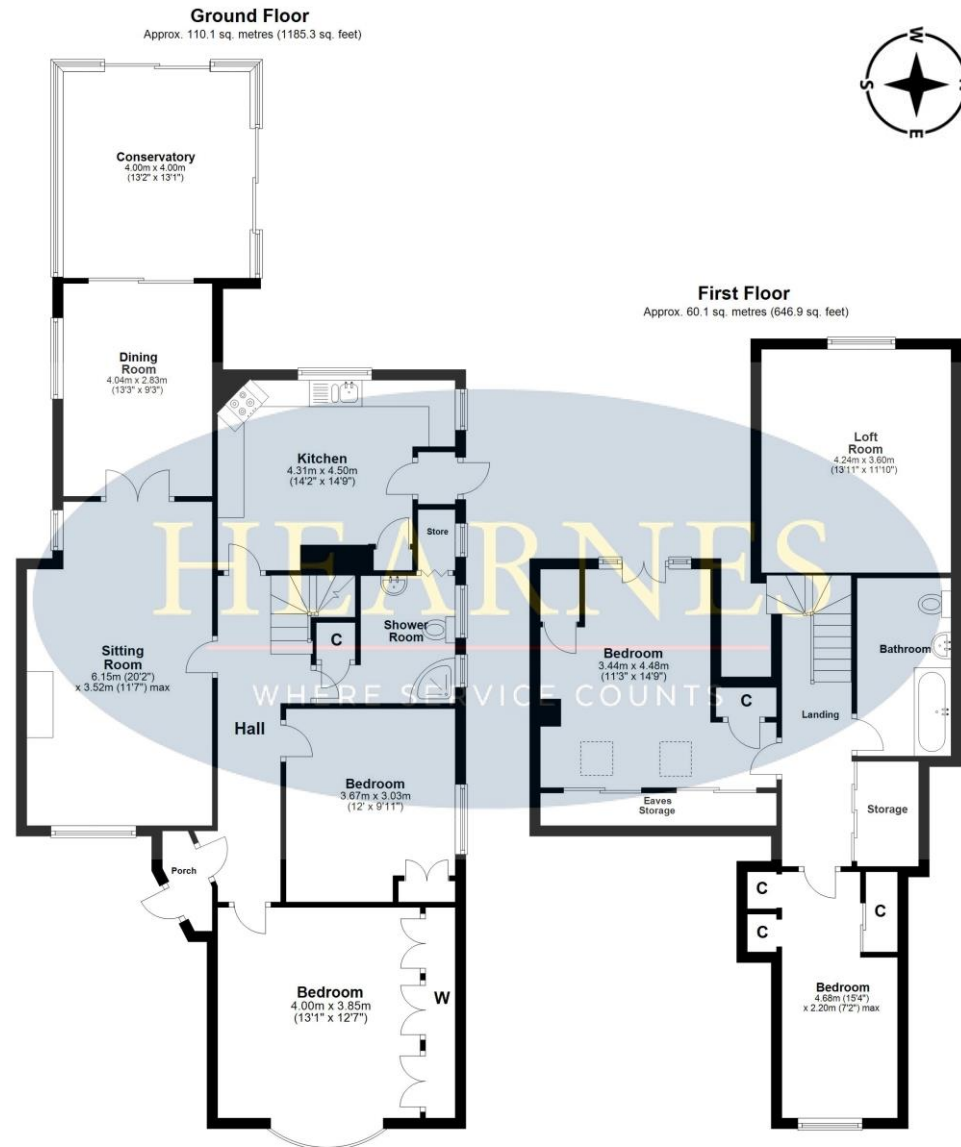
- Two additional **double bedrooms**
- **Bedroom two** has the benefit of built-in storage with Juliet balcony overlooking the rear garden
- **Family bathroom** comprising a white P-shaped bath with over-head shower, WC and a wash hand basin with storage below
- A real feature of this property is a hidden **loft space** accessed via the main bathroom which had a window overlooking the rear garden and is currently being used as a hobby area

COUNCIL TAX BAND: F

EPC RATING: D







Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. 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.
Plan produced using PlanUp.

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** measures approximately 100ft x 40ft. This west facing garden offers an excellent degree of seclusion and privacy and has been beautifully maintained and landscaped to make full use of the garden
- Aspects of particular note are the **two separate patio areas** for seating in addition to a large garden shed as well as full access all around the property
- The front **driveway** has ample space for multiple vehicles including the space for a caravan/boat

The shops and facilities of Parley Cross are approximately ½ a mile away and Ferndown Town Centre is approximately 1.5 miles distant. Ferndown offers an excellent range of shopping, leisure and recreational facilities.



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