

# Dudsbury Road

West Parley, Dorset BH22 8RE



**HEARNES**

WHERE SERVICE COUNTS







# ***“Immaculately presented 2,880 sq ft detached family home with private, west facing rear garden”***

**FREEHOLD PRICE £995,000**

This deceptively spacious and extensively modernized home is impeccably presented throughout and benefits from a wine cellar and sauna, boasting five well-proportioned bedrooms, three reception rooms, four contemporary bath/shower rooms, double garage and large driveway offering ample off-road parking.

This modern, 2,880 sq ft detached chalet style home offers versatile living with light and spacious accommodation together with contemporary fixtures and fittings. The property sits proudly on a private plot with secluded 58ft wide west facing garden, whilst enjoying a convenient location in one of Ferndown's most premier roads.

- **Five bedroom, three of which have ensuite shower rooms, main bathroom, three reception room family home with double garage and private garden**

## **Ground floor**

- Welcoming **15ft reception hall** with access to principal rooms and feature staircase leading to the first floor
- Dual aspect **home office** with views over the front and rear garden
- Impressive **22ft sitting room** benefiting a triple aspect and double opening doors providing access onto the rear garden and inset wood burner creating an attractive focal point. Within the lounge there is also separate and cosy TV/snug area
- **13ft Dining room** accessed via the sitting room and in turn leads to the reception hall, offering ample space for a large dining table and chairs
- **15ft contemporary kitchen/breakfast room** with a substantial range of base and wall mounted units with granite work surfaces over. Appliances include feature Rangemaster cooker with hob and extractor over, and Indesit free standing dishwasher
- **18ft Utility room** with space and plumbing for white goods, space for American style fridge freezer, base and wall mounted units with work surfaces over and a door provides access into the integral garage
- **Boot room** with storage units and access to underground wine cellar via floor hatch
- **Wine cellar**
- **Cloakroom** with useful fitted storage, wash basin and WC

## **First Floor**

- **24ft Galleried landing** offering ample room to be used as a study/reading area with feature picture window overlooking the garden
- **19ft Master bedroom** benefiting an array of custom fitted furniture to include wall to wall wardrobes, dressing table incorporating storage drawers, two freestanding bedside cabinets and 6ft bed frame
- **Ensuite** shower room comprising modern white suite to include walk in shower, wash basin with fitted vanity storage, WC and heated towel rail
- **22ft Bedroom two** benefits a dual aspect and overlooks the front of the property with 2 Velux windows providing a light and airy feel and fitted wardrobes
- Fully tiled **en-suite** shower room to include modern white suite with walk in shower, wash basin with fitted vanity storage, WC, and heated towel rail
- **Bedroom three** is a generous double
- **En-suite** wet room with useful handrails, partly tiled walls, wall mounted shower, wash basin with mirror fronted storage cabinet above and WC
- **Bedroom four** is also a generous double
- **Bedroom five** benefits from fitted storage and a dual aspect
- Contemporary **family bathroom** partly tiled, comprising a three-piece suite to include bath, wash basin with fitted storage and WC
- **Sauna** completes the first floor accommodation
- **Further benefits include:** double glazing and gas fired central heating, security alarm system, CAT 6 network throughout the house and under floor heating throughout the ground floor

**COUNCIL TAX BAND: G**

**EPC RATING: D**

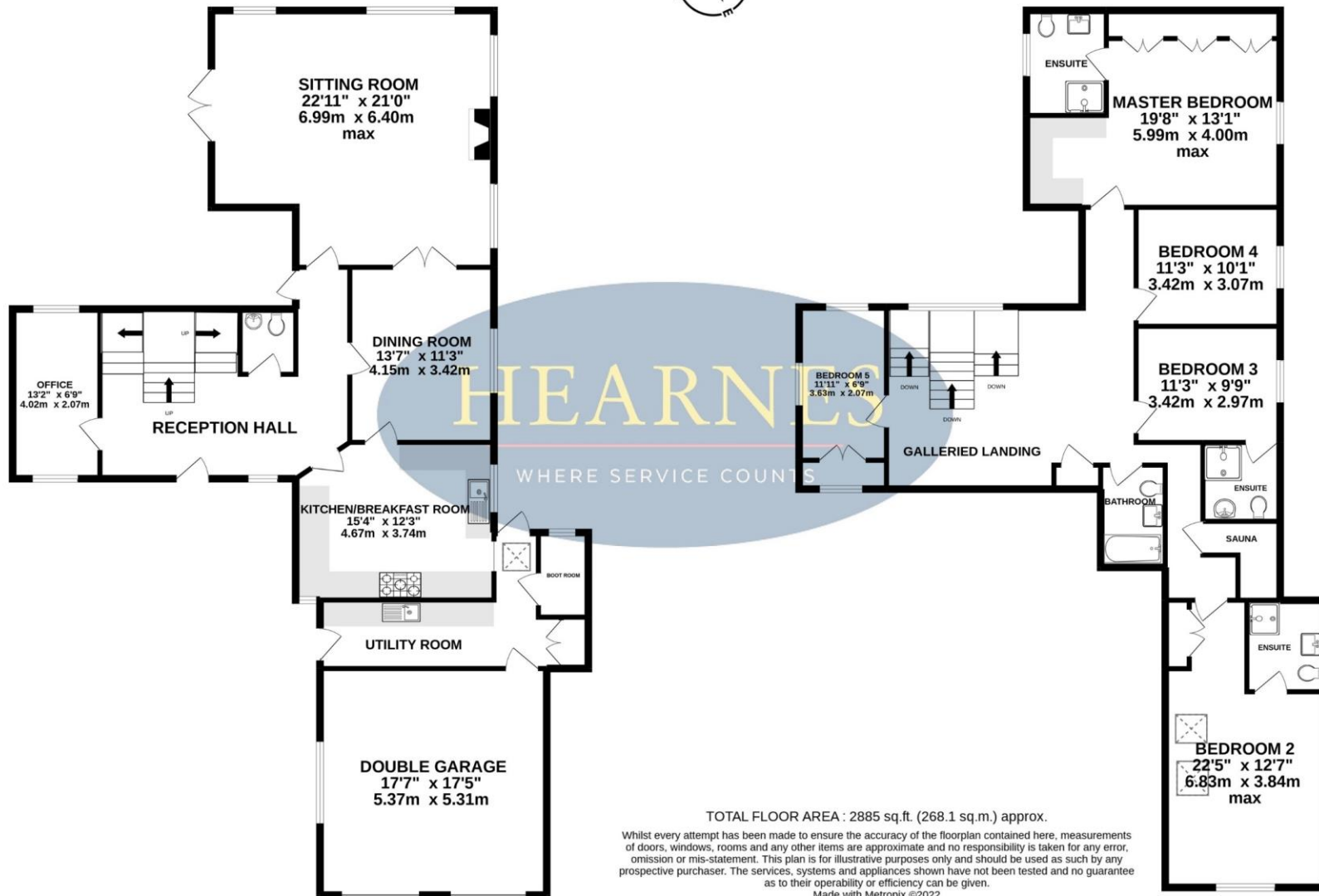






GROUND FLOOR  
1550 sq.ft. (144.0 sq.m.) approx.

1ST FLOOR  
1335 sq.ft. (124.0 sq.m.) approx.











## Outside

- **Rear garden** measures approximately **58ft wide** and offers a superb degree of privacy and benefits from a westerly facing aspect, predominantly laid to lawn with an attractive array of mature shrub and flower borders. A block paved patio stretches across the rear of the house and is ideal for a table and chairs.
- The property is approached by a **large in and out driveway** with twin gates, providing off road parking for numerous vehicles and turn leads to the **17ft Double garage** with power, electric and twin up and over doors

Less than 1.5 miles away is Ferndown town centre which offers an excellent range of shopping, leisure and recreational facilities. Furthermore, West Parley lies approximately ½ a mile away and provides a small selection of local amenities.





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