

Chine Walk

West Parley, Dorset BH22 8PR





“Spacious family home set on an elevated, private west facing plot, measuring in excess of 1/4 of an acre”

FREEHOLD OIEO £775,000

An extended and superbly positioned detached family home, tucked away in a highly desirable cul-de-sac location within West Parley. A particular feature of the property is undoubtedly the manicured private gardens to the front and rear, with the overall plot size measuring approximately 0.26 of an acre. The property itself is well presented throughout and offers versatile living accommodation to include three/four bedroom (the master bedroom was formally two separate bedrooms which could easily be converted back) two/three reception rooms, ground floor bathroom, main shower room, modern kitchen/breakfast room, utility room/boot room and a single garage. The private rear garden boasts a westerly aspect and an excellent degree of seclusion, measuring approximately 80ft x 80ft.

- **An extended three/four bedroom, two/three reception room family home on a plot measuring 0.26 of an acre**

Ground Floor:

- Welcoming **entrance hall** with access to principal rooms and 2 useful storage cupboards
- Modern fitted **kitchen/breakfast room** with shaker style base and wall mounted units with drawers and work surfaces over. Integrated appliances include AEG 5-ring gas hob with extractor over, AEG eye level double oven & grill with the top part being combination oven/microwave, dishwasher, and space for full height fridge/freezer. There is also a pull-out larder cupboard, breakfast alcove and a window to the rear providing delightful views over the garden
- 20ft **Lounge** enjoying a dual aspect with double glazed door leading onto the garden, and feature fireplace with a living flame gas fire creating an attractive focal point
- **Dining area** with ample space for a table and chairs, and large picture window providing delightful views over the garden
- **Garden room** with double opening French doors providing picturesque views over the garden, as well as access onto the patio
- **15ft Bedroom/study** which could be used as snug if desired, overlooking the front of the property
- Modern **bathroom** comprising a cream three piece suite to include corner shower cubicle, wash basin with vanity storage, bath, wall mounted mirror and fully tiled walls and flooring
- **Separate WC** located adjacent to the bathroom
- **Utility room/boot room** with sink unit and recess and plumbing for washing machine

First Floor:

- Sizeable **landing** with dual aspect which could be used as a study area
- 27ft Generous **master bedroom** benefiting from a dual aspect with dressing area and two fitted wardrobes (formerly two bedrooms which could easily be converted back)
- **Bedroom two** also benefiting a dual aspect, fitted storage and a wash hand basin with tiled splashback and wall mounted mirror
- **Bedroom three is a double bedroom** with delightful views over the rear garden and fitted storage
- **Main shower room** comprising a modern white 3-piece suite to include corner shower cubicle, wash basin with vanity storage, WC and a frosted window

COUNCIL TAX BAND:

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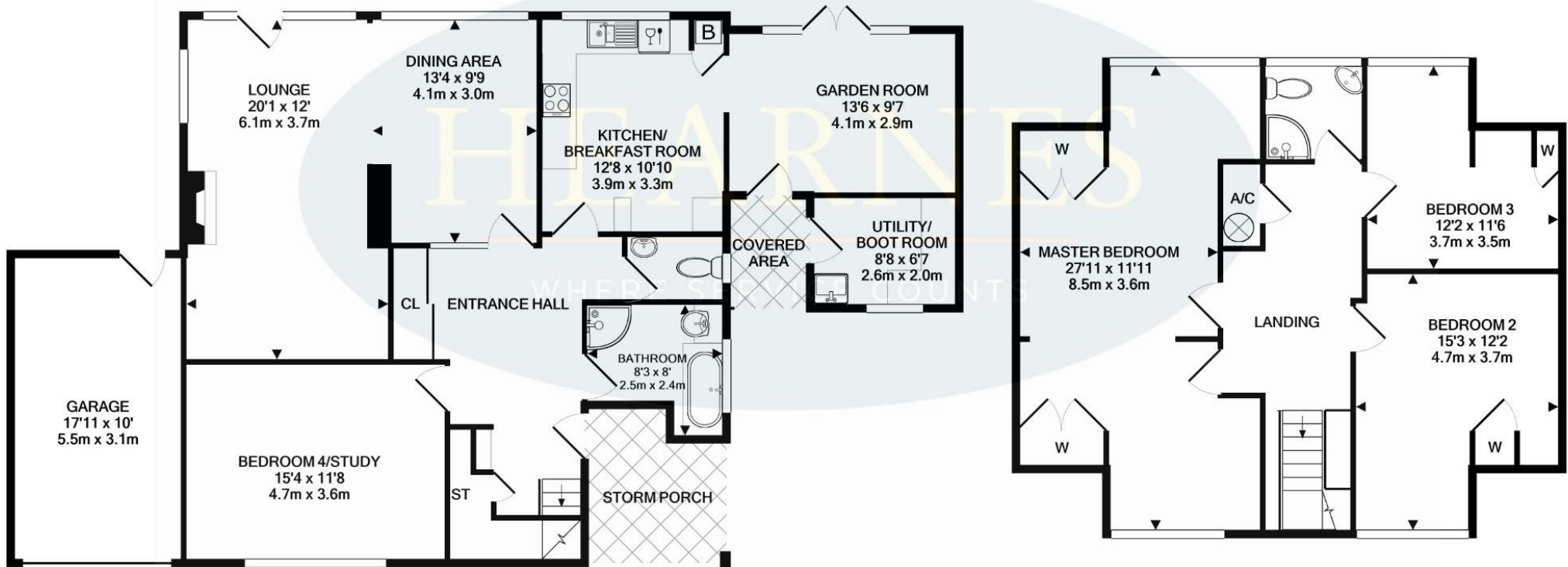
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TOTAL APPROX. FLOOR AREA 2086 SQ.FT. (193.8 SQ.M.)

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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GROUND FLOOR
 APPROX. FLOOR
 AREA 1295 SQ.FT.
 (120.3 SQ.M.)

1ST FLOOR
 APPROX. FLOOR
 AREA 791 SQ.FT.
 (73.5 SQ.M.)





Outside

- The **rear garden** enjoys a westerly aspect, measuring approximately 80ft x 80ft and is predominantly laid to lawn with a large patio area stretching across the rear of the property, ideal for a table and chairs. There is also an attractive selection of mature trees, shrubs and plants, useful storage shed and side access.
- The **front driveway** provides a generous amount of off road parking for several vehicles and in turn leads to the single garage, with up and over door. In additional there is an area of lawn and a selection of established shrubs
- **Further benefits include:** gas fired central heating, double glazing throughout & Security alarm system

Approximately half a mile away, West Parley offers a small selection of amenities. Further afield, approximately 1.5 miles away lies Ferndown town centre which provides a wider range of shops, restaurants, cafes, leisure and recreational facilities.



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