

Winnards Close

West Parley, Dorset BH22 8PA



HEARNES

WHERE SERVICE COUNTS



“Occupying a good size private plot and offered with no onward chain”

FREEHOLD PRICE £535,000

This generous sized and superbly positioned three double bedroom, one shower room, one bathroom, two reception room detached chalet style family home has a detached double garage with generous size private rear garden sitting centrally on a large plot whilst tucked away at the end of a sought-after cul-de-sac location within West Parley. The current owner has been in residence since the property was originally constructed in 1973. Over the years the property has been well maintained and now comes to the market offered with immediate vacant possession. There is a tremendous amount of scope and potential for the property to be enlarged and enhanced (subject to the necessary planning consents).

- **Three double bedroom detached family home**

The Property

Ground floor:

- 15ft x 10ft Spacious **reception hall** with parquet flooring which continues throughout the majority of the ground floor accommodation and a useful store cupboard
- 17ft Dual aspect **lounge** with exposed stone open fireplace with tiled hearth and wooden mantle above, sliding patio doors leading out into the private rear garden
- Separate **dining room** enjoying a pleasant outlook over the rear garden. A serving hatch through to the kitchen/breakfast room
- **Kitchen/breakfast room** incorporating roll top work surfaces, base and wall units, integrated oven, hob and extractor, recess plus plumbing for washing machine, recess for fridge/freezer, larder cupboard, floor standing gas fired boiler, space for breakfast table and chairs, window overlooking the rear garden and door leading out onto the side driveway
- Double **bedroom** with fitted wardrobes
- Good size **shower room** incorporating a separate shower cubicle, pedestal wash hand basin, WC, tiled floor

First floor:

- Spacious **landing** with double airing cupboard and storage cupboard
- Large double **bedroom** enjoying a dual aspect with two fitted wardrobes and access into the eaves for useful storage
- Additional double **bedroom** with fitted wardrobe
- Spacious **family bathroom** incorporating a panelled bath with mixer taps and shower hose, pedestal wash hand basin, WC

COUNCIL TAX BAND: F

EPC RATING: E

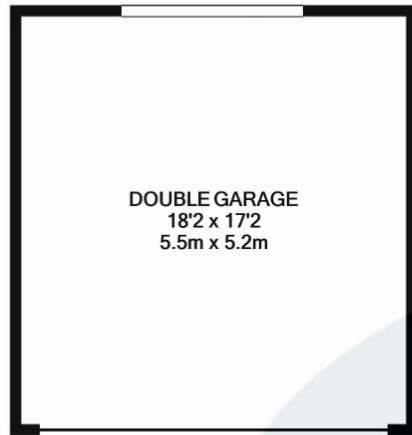




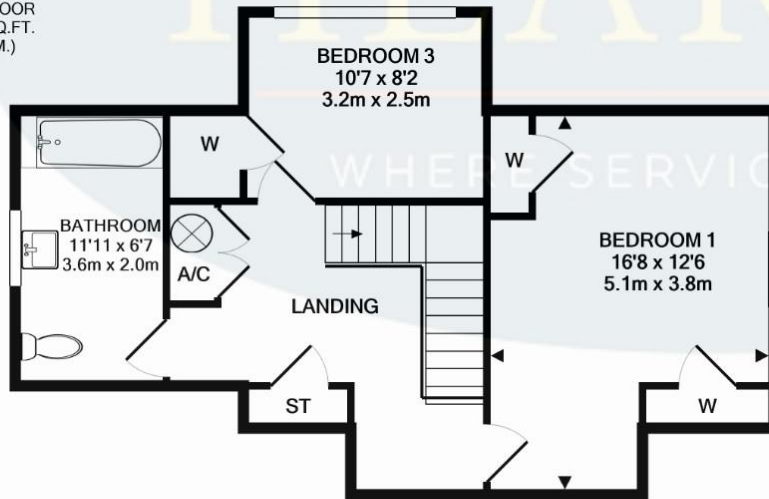
TOTAL APPROX. FLOOR AREA 1893 SQ.FT. (175.9 SQ.M.)



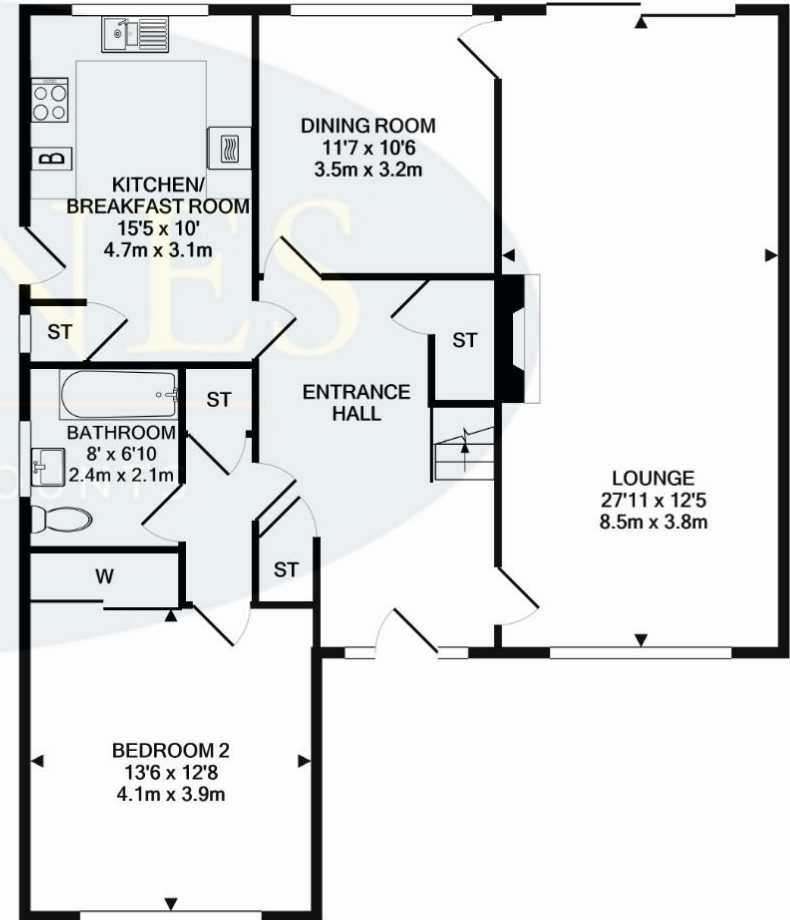
Whilst every attempt have been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. Produced by Swift Energies 07512 365 141
Made with Metropix ©2020



NOT LOCATED IN EXACT POSITION
APPROX. FLOOR
AREA 312 SQ.FT.
(29.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 517 SQ.FT.
(48.1 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1064 SQ.FT.
(98.8 SQ.M.)



View from the first floor over the rear garden



Outside

The **rear garden** is a superb feature of the property as it offers an excellent degree of seclusion with a large portion of the garden backing onto an area of protected woodland. There is a large expanse of lawn whilst adjoining the rear of the property there is a paved patio area. Also in the garden there are mature apple trees.

A front block paved **driveway** provides generous off road parking for several vehicles and in turn leads up to a detached double garage. There is a good sized area of front lawn. The **detached double garage** has a remote control up and over door, side door, double glazed window, light and power.

Further benefits include double glazing and a gas fired central heating system. The property is also offered with no onward chain.

There is a small selection of amenities at West Parley approximately half a mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 1.5 miles away.



Cul-de-sac location

390 Ringwood Road, Ferndown, Dorset, BH22 9AU
Tel: 01202 890890 Email: ferndown@hearnes.com



www.hearnes.com Offices also at:
Bournemouth, Poole, Ringwood & Wimborne